



21 Maple Tree Court, Old Market, Nailsworth, Gloucestershire, GL6 0AF  
£140,000





## 21 Maple Tree Court, Old Market, Nailsworth, Gloucestershire, GL6 0AF

Offered CHAIN FREE - a one bedroom apartment located on the second floor of this popular over 60's retirement complex in the heart of the bustling town of Nailsworth

COMMUNAL GATED ENTRANCE, ENTRANCE HALL, 18' SITTING ROOM/DINING ROOM, KITCHEN WITH BUILT-IN APPLIANCES, DOUBLE BEDROOM AND SHOWER ROOM

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

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## Description

A well presented second floor apartment located at the rear of the complex and enjoying a west facing aspect. The internal accommodation comprises of a spacious entrance hall with a good storage cupboard, a sitting room/dining room with Juliette balcony, feature fireplace housing an electric fire with double doors leading into a well equipped kitchen with wall and base storage units, electric oven and hob with extractor over and built in fridge and freezer. There is a double bedroom with a large, mirrored wardrobe, and a spacious shower room with large walk-in shower.

Further benefits include an emergency call system, a resident's lounge with kitchen area offering tea and coffee facilities providing residents a meeting place where they can socialise. A laundry room with a range of washing machines and separate dryers which are raised for loading and unloading, a guest suite which is very handy if residents need to accommodate friends or family. There is also a lift to all floors for easy access, a development manager and a 24-hour emergency call system.



## Outside

The complex is gated with security access.

## Location

Nailsworth has become an increasingly popular shopping destination within the Stroud Valleys benefiting from a large selection of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, The Yellow Lighted Bookshop, various clothing and gift shops, several cafes and a good selection of very well regarded restaurants. Bus services connect with Stroud, some four miles away, where there is a more comprehensive selection of shopping and leisure facilities. Junctions of the M4 and M5 motorways are within easy reach and railway stations at Stroud (4 miles) and Kemble (10 miles) provide main line services to Gloucester, Swindon and London Paddington.

## Directions

From our Nailsworth office turn left at the roundabout into Springhill and take the first left into Old Market where Maple Tree Court can be found on the right hand side.



## Property information

The property is leasehold with 125 years starting from February 2008. The current annual maintenance charges are £4334.46 per annum. Electric heating, mains water and drainage. The council tax band is A. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from EE, Three and O2 although Vodafone service may be limited inside the property.

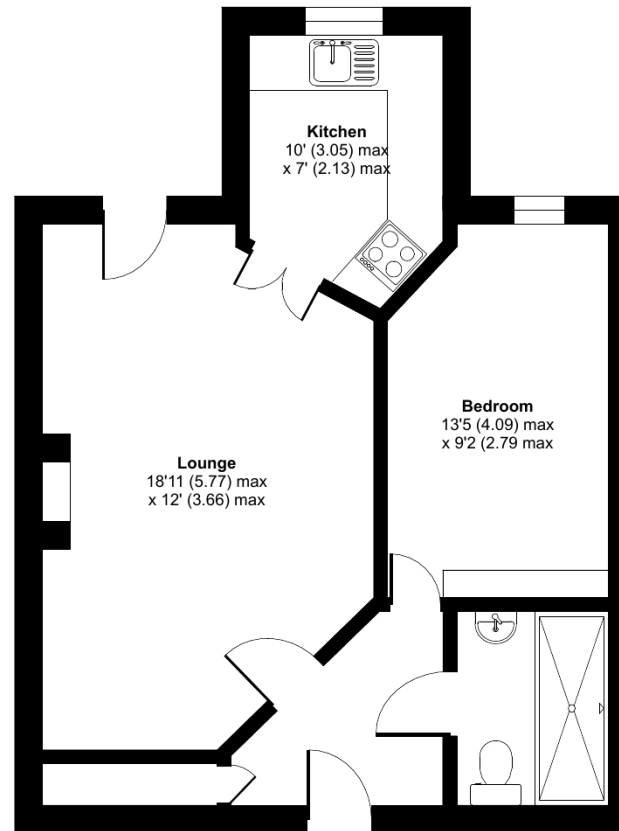
## Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321

## Maple Tree Court, Old Market, Nailsworth, Stroud, GL6

Approximate Area = 478 sq ft / 44.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Peter Joy Estate Agents. REF: 1060672

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.