



3 Cossack Court, Cossack Square, Nailsworth, GL6 0DG
£210,000

PETER JOY
Sales & Lettings



3 Cossack Court, Cossack Square, Nailsworth, GL6 0DG

A lovely ground floor two bedroom apartment located in the heart of Nailsworth town centre with two parking spaces and use of a communal garden

ENTRANCE HALL, SITTING ROOM/DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS, SHOWER ROOM AND TWO ALLOCATED PARKING SPACES

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk





Description

3 Cossack Square is a delightful ground floor apartment, perfectly positioned in the heart of this sought after town, just a short stroll from a wide range of local amenities. Lovingly maintained by the same owner since 2016, the property exudes a warm and welcoming feel throughout. One of its standout features is the rare benefit of two allocated parking spaces, an exceptional advantage in this central location, along with access to a well-kept, enclosed communal garden.

The apartment is entered via a shared communal entrance, with its own private front door opening into a hallway, complete with a convenient space for coats and shoes. The spacious sitting/dining room is filled with natural light from two windows, creating a bright and comfortable living area. Leading off from here, the well appointed kitchen offers ample storage and workspace, with a window to the rear. Both bedrooms are generously sized doubles, each enjoying views over the communal gardens and benefiting from built-in storage. The shower room is stylish and contemporary, fully tiled for a sleek and modern finish.

Outside

Externally, the property further benefits from two clearly designated parking spaces, as well as access to the enclosed communal gardens, providing a pleasant and secure outdoor space for residents to enjoy.



Location

Nailsworth is home to many independent businesses, selling everything from artisan bread, meat and fish to stationery, fashion and handmade jewellery. Nestling at the bottom of steep wooded hills, Nailsworth is now an attractive and vibrant shopping destination, with a large selection of interesting speciality shops and cafes, including the famous Williams Food Hall and Hobbs House Bakery. It is a quirky and friendly town, with a good selection of restaurants, as well as three supermarkets, a regular farmers' market and a 'green' football club. Nailsworth is well positioned for both town and country. Climb the steep 'W' hill out of town and you find yourself on acres of stunning National Trust common land, home to a prestigious golf course. The town is also on the doorstep of beautiful Woodchester Park, with miles of woodland walks and secluded lakes. Yet just four miles away is Stroud, with more comprehensive shopping, educational and leisure facilities, connected by bus services. 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 and left again at the mini roundabout into Old Market Street. Proceed through the town passing the bus station on your left hand side, upon reaching the Britannia Inn Cossack Court can be found on the right hand side.

Property information

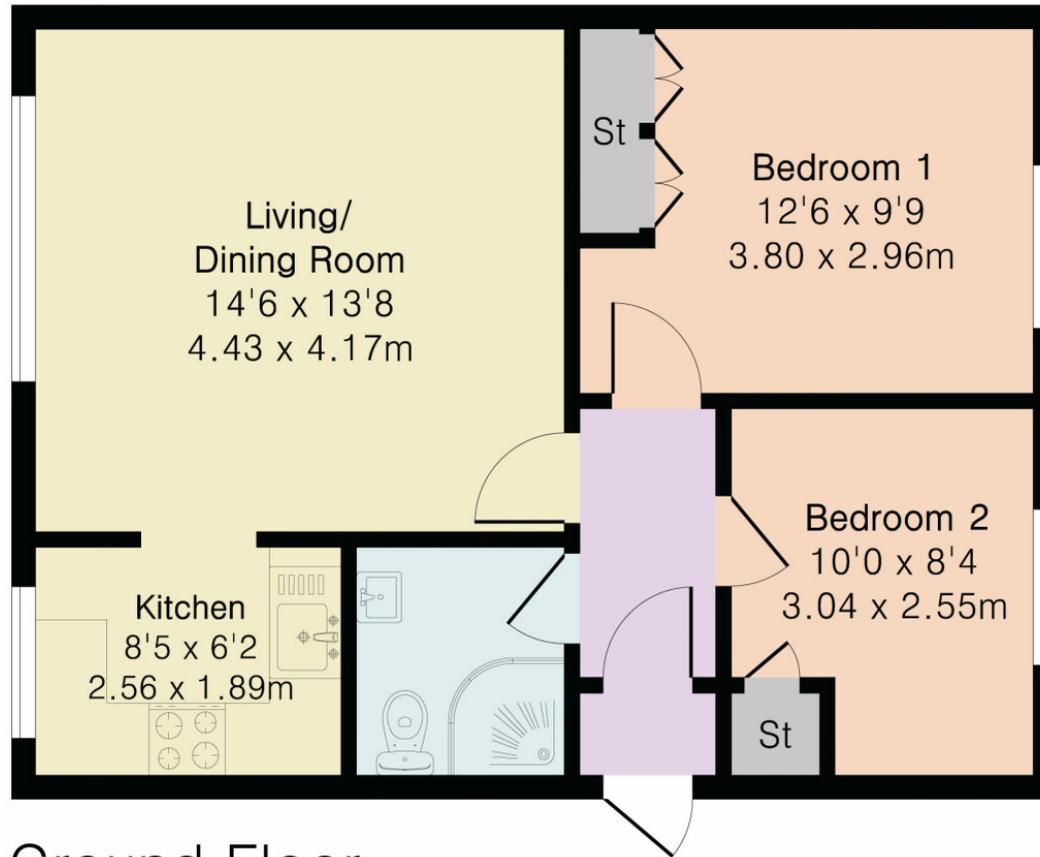
The property is leasehold with 999 years starting from 1st January 1990. The current annual maintenance charges and ground rent are £1080 per annum. Gas central heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast, and you are likely to have service from all major mobile providers (EE, Vodafone, Three and O2) although reception may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

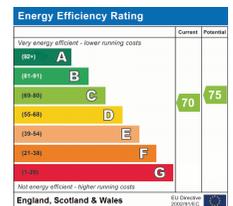
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



Approximate Gross Internal Area 557 sq ft - 52 sq m



Ground Floor



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.