



18 Maple Tree Court Old Market, Nailsworth, Gloucestershire, GL6 0AF  
£240,000

**PETER JOY**  
Sales & Lettings



## 18 Maple Tree Court Old Market, Nailsworth, GL6 0AF

Offered CHAIN FREE - a well presented second floor apartment located within this popular retirement complex for the over 60's in the heart of the bustling town of Nailsworth (Draft details)

COMMUNAL GATED ENTRANCE, ENTRANCE HALL, SITTING/DINING ROOM WITH JULIETTE BALCONY, KITCHEN, TWO BEDROOMS AND SHOWER ROOM

Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: [nailsworth@peterjoy.co.uk](mailto:nailsworth@peterjoy.co.uk)





### Description

A lovely apartment positioned on the second floor of this well managed retirement complex enjoying a sunny aspect and lots of natural light. The well presented accommodation comprises: Spacious entrance hall with good storage cupboard, sitting/dining room with Juliette balcony, feature fireplace housing an electric fire and views over the town. Double doors lead into a kitchen which is well equipped with wall and base storage units, electric cooker, electric hob with extractor over and built in fridge and freezer. There are two double bedrooms positioned at the back of the apartment, one with a large mirrored wardrobe, and a spacious shower room with a 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 are also lifts 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.



### Tenure

Leasehold with the balance of 125 years from 1st February 2008. The current maintenance and service charges are approx. £5085 per annum inclusive of ground rent.

### Services

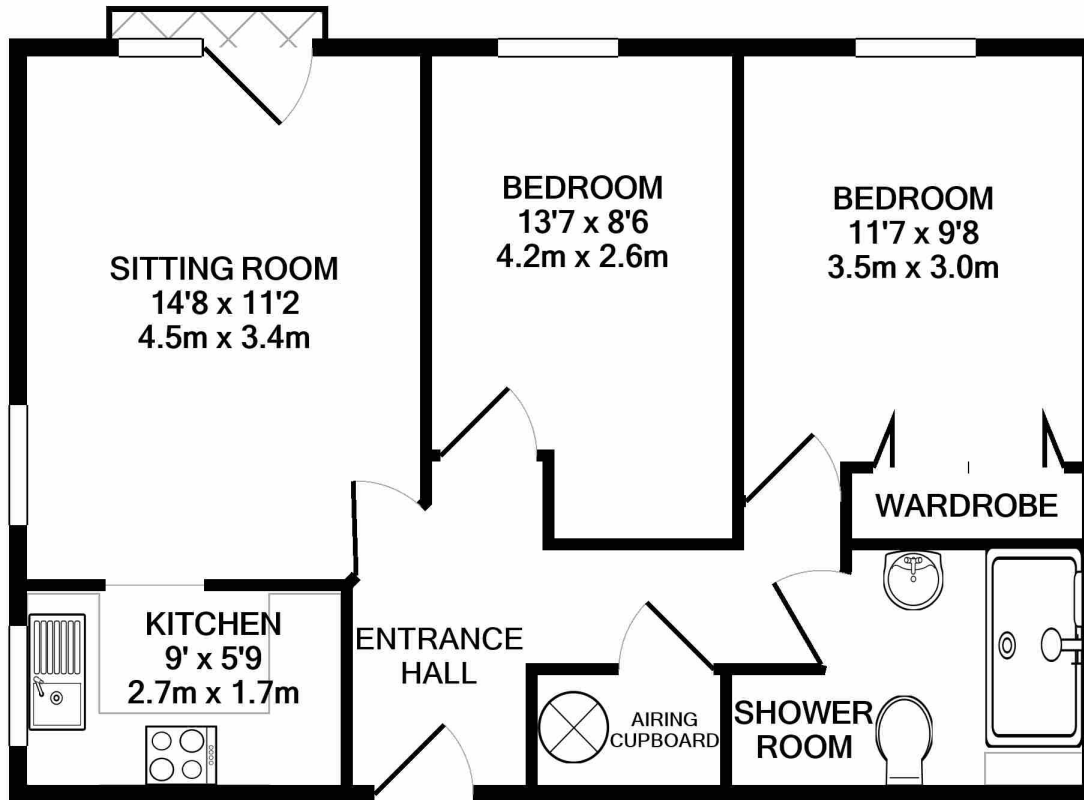
Electric heating, mains water and drainage.

### Council Tax

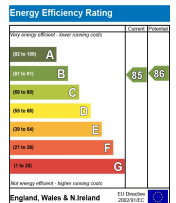
The council tax banding is B.

### Local Authority

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



18 MAPLE TREE COURT OLD MARKET NAILSWORTH STROUD GL6 0AF.  
 TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.6 SQ.M.)  
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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.