



Cecily Court, Minchinhampton.

21 Cecily Court, Cambridge Way,
Minchinhampton, Stroud, GL6 9DN

Asking price £225,000

DESCRIPTION

21 Cecily Court is a first floor corner apartment, meaning it is larger than most other apartments within the complex as it has two double bedrooms, one of which is usually used as a dining room. The apartment itself has a large entrance hall with very useful walk in cupboard, a sitting room with views to the front of the building and a well fitted kitchen with built in oven, hob and cooker hood. There is also a shower room and two double bedrooms. Cecily Court also benefits from a communal sitting room downstairs where events and social gatherings are held. Outside there are managed grounds, all taken care of by Sanctuary Housing who look after more than quarter of a million people and have done so for more than 50 years.

LOCATION

Minchinhampton is famous for its Market House, church and adjoining National Trust common land and has a good range of local shops, all within walking distance of Cecily Court. There are two popular cafes and a thriving pub, as well as a Post Office, chemist, butcher and local store. There is also a doctors' surgery, hairdressers, library, two churches, (one Anglican and one Baptist) and three golf courses, Nearby Stroud and Nailsworth provide an extensive range of shopping and recreational facilities. A mainline railway station brings London within around 90 minutes travelling time and Cirencester, Gloucester, Cheltenham, Bath, Bristol and Swindon are all easily accessible, as are the M4 and M5 motorways.

DIRECTIONS

21 Cecily Court is most easily found from Stroud by following directions for Cirencester on the A419. On reaching Brimscombe Corner, turn right on to Brimscombe Hill and follow this road until you reach the cross-roads on the common, (Tom Long's Post). Turn left and travel for around 1/4 of a mile where you turn right at a small cross road into Dr Browns Road. Take a left shortly after the Minchinhampton Scout hut over a cattle grid, (into Cambridge Way) and continue to the end of this road where Cecily Court will be found on the right. Visitors' parking is in the initial part of the car park.

GENERAL INFORMATION





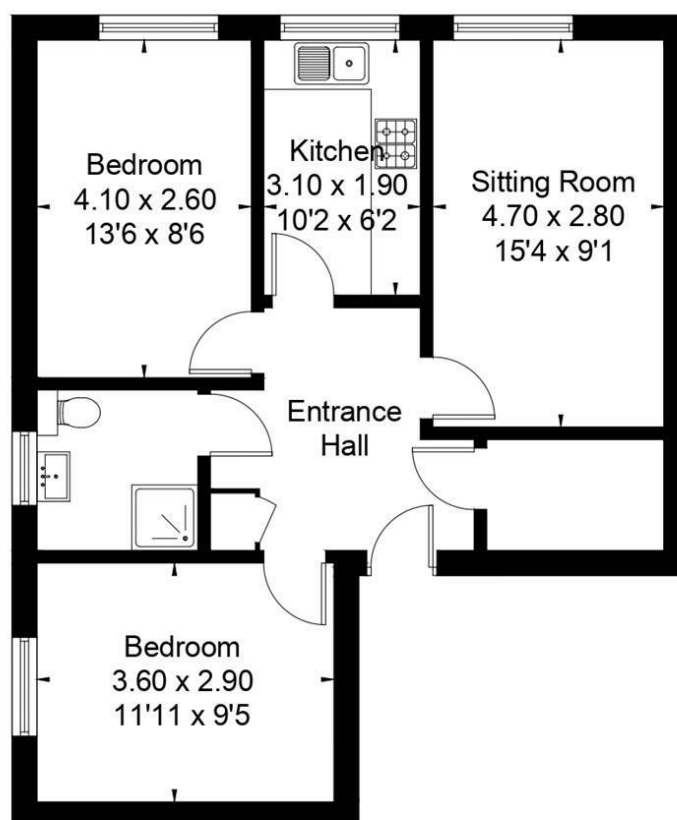
- TWO DOUBLE BEDROOMS
- PULL CORD SYSTEM
- FIRST FLOOR
- SECURE LIVING
- CLOSE TO SHOPS
- MANAGED GROUNDS
- ONSITE MANAGER
- CORNER APARTMENT
- COMMUNAL AREAS
- COMMON LAND NEARBY



General Information: Tenure: Leasehold - 99 Year lease from 1993 - £291.60 per month and £12.50 ground rent, payable every 6 months.
 Services: Believed to be mains water, electricity and drainage. Postcode: GL6 9DN.
 Viewing: Strictly by appointment through Ford Loveday Estate Agency.
 Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.
 Local Authorities: Stroud District Council. Council Tax Band B. EPC rating C.
 To test your broadband speed, please use Uswitch Internet speed test which says a download speed of 46.2 and an upload speed of 15.6 with the exchange 1.04 miles away.



Approximate Floor Area = 54.7 sq m / 589 sq ft



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