

# FORD LOVEDAY

ESTATE AGENCY



Cambridge Way, Minchinhampton.

# 28 Cecily Court, Cambridge Way, Minchinhampton, Stroud, GL6 9DN

## DESCRIPTION

28 Cecily Court is a two double bedroom retirement apartment which enjoys its light and airy position on the first floor overlooking Minchinhampton church. As this is a corner apartment it benefits from more internal space and a large hallway with an airing cupboard, just some of the additional benefits. The sitting room is well proportioned and the separate kitchen is clean and well thought out. There are two double bedrooms, one of which is used as a dining room and a shower room with walk in shower enclosure and fold down seat. Cecily Court is also well known for its community with a number of events being held in the communal living space downstairs. Cecily Court also has additional communal areas inside and managed grounds outside, 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 doctors' surgery and dental practice, 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

28 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.

Asking price £210,000





- TWO DOUBLE BEDROOMS
- SECURE ENVIRONMENT
- COMMUNAL AREAS
- RETIREMENT APARTMENT
- CLOSE TO SHOPS
- COMMON NEARBY
- GREAT COMMUNITY
- CAR PARKING
- PULL CORD SYSTEM
- MANAGER ONSITE



#### GENERAL INFORMATION

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.

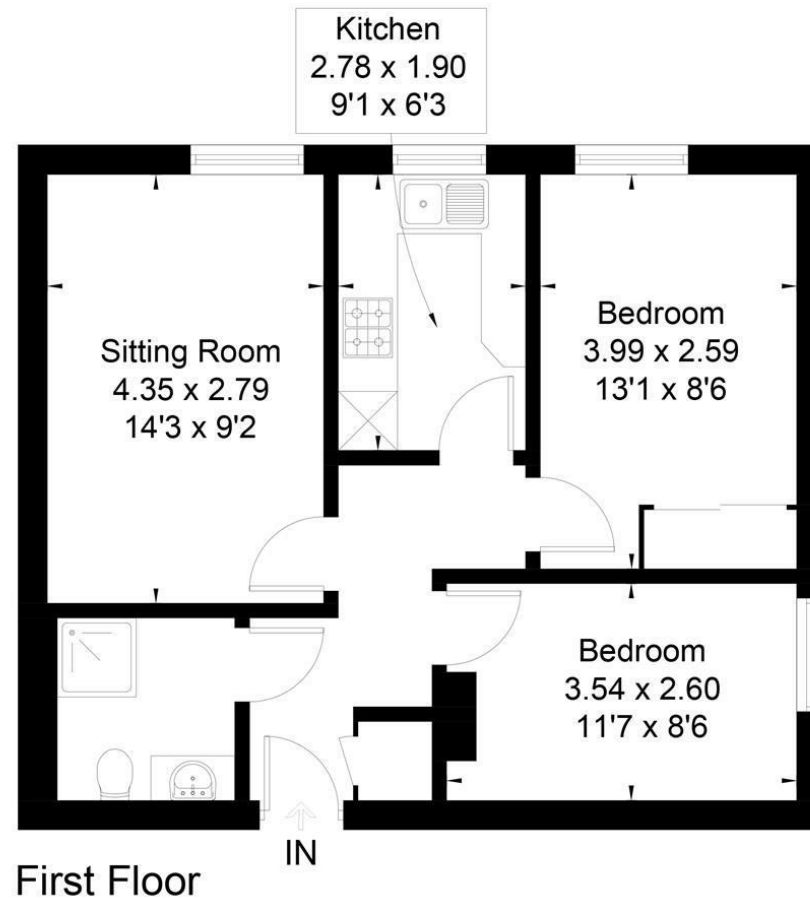
Fixtures and Fittings: Some mentioned in these sales particulars may be included in the sale. All others are specifically excluded but may be made available by separate negotiation.

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 = 48.3 sq m / 520 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #75260

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