

1 THE OLD WAREHOUSE MINCHINHAMPTON



WHITAKER
SEAGER



1 THE OLD WAREHOUSE, LONGFORDS MILL, MINCHINHAMPTON, STROUD, GL6 9LS

A STYLISH AND BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT, BOASTING CHARACTER FEATURES, PRIVATE PARKING AND ITS OWN ENTRANCE. LOCATED IN THE HIGHLY REGARDED DEVELOPMENT OF LONGFORD MILLS.

The property

Occupying a magical waterside setting and positioned within the beautiful Longford Mills development, lies this stylish ground floor apartment, forming part of a Grade II listed former mill building. Boasting its own private entrance, parking and communal garden area, 1 The Old Warehouse is an impressive property, enjoying beautifully presented accommodation. The main living space is bright and airy with character features such as oak ceiling beams and hardwood flooring. The character feel is also enhanced by the contemporary painted kitchen with its eye catching brushed stainless handles and generous range of wall and base level storage units, housing a range of built in appliances under the marble effect worktops. The kitchen has been fitted with a fridge/freezer, induction hob, electric double oven and is also plumbed for a washing machine/dishwasher. A doorway from the sitting room opens into the inner hallway with built in storage cupboards. From here doors open to the

family bathroom with fitted shower and into the main bedroom with its character beam and rear aspect, a further doorway leads you from the bedroom into the recently refitted ensuite shower room. Bedroom two is accessed from the inner hallway and has a rear aspect and exposed beam. The property is also warmed throughout by electric heating. This is a leasehold property - the lease runs for 999 years from 1st January 2004. As such the property is subject to an annual management fee of £2042.06 currently £993.75/half year, plus £1048.31 per 2nd half year payable in advance. The ground rent is £25 per annum. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available are classed as superfast at 80/20 MBPS, and the mobile phone service provider Three is classed as good. Flood risk: very low risk rivers and sea, risk of flooding from reservoirs, high risk of surface water.





Guide price
£299,950

- *Entrance Hallway*
 - *Sitting/Dining room*
 - *Kitchen*
 - *Family Bathroom*
 - *Principal Bedroom*
 - *Ensuite*
 - *Second Bedroom*
 - *Two Parking Spaces*
 - *Exposed Oak Beams and Stone Walls*
 - *Communal Gardens*
-

WITHIN EASY REACH...
Minchinhampton - 1.1 miles
Nailsworth - 1.2 miles
Stroud - 5 miles
Tetbury - 5.2 miles
Cheltenham - 17 miles
Gloucester - 16.2 miles

Outside

As you approach the property you will find allocated parking for two vehicles and there is a pathway which leads down from the parking area, through the communal garden to the front door. Additionally the property is surrounded by some 14 acres of communal grounds, with a variety of beautiful walks and an abundance of wildlife.

Situation

Longfords Mill is located just over a mile from the thriving and artistic market town of Nailsworth. This has become an increasingly popular shopping destination within the Stroud Valleys. The town benefits from a range of speciality shops including Williams Food Hall, the famous Hobbs House Bakery, In fact Nailsworth is renowned for its selection of award-winning restaurants, pubs and cafes. Minchinhampton is also in close proximity, boasting a selection of local facilities including a good primary school, library, doctors surgery and a variety of shops. Minchinhampton and Rodborough Commons are beyond, and comprise hundreds of acres of open land vested in the National Trust. There is a wider range of shops and amenities at Stroud. Railway stations at Stroud and Kemble connect with Gloucester, Swindon and London Paddington within 90 minutes.



Approximate Gross Internal Area = 77.6 sq m / 835 sq ft

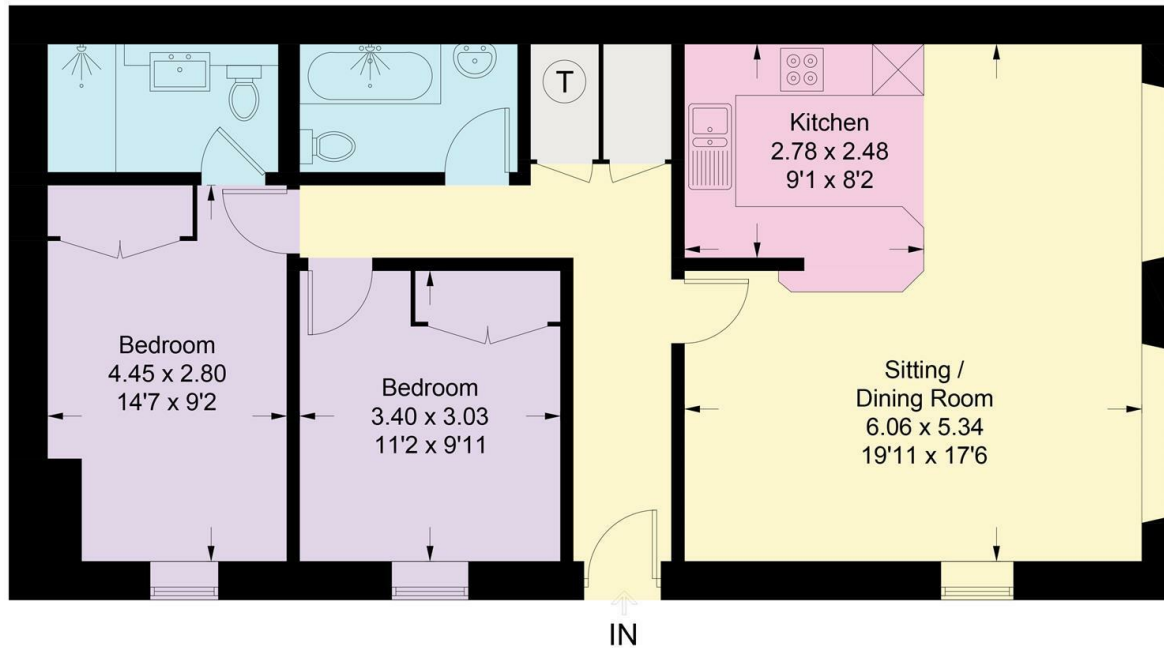


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1055187)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Useful Information

Tenure: Leasehold

Postcode: GL6 9LS

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud District Council. Council Tax Band C and EPC rating D

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

