

29 CECILY COURT

CAMBRIDGE WAY, MINCHINHAMPTON



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

A SPACIOUS FIRST FLOOR APARTMENT ON THE QUIETER TOWN SIDE OF THE HIGHLY POPULAR CECILY COURT RETIREMENT DEVELOPMENT, A SHORT DISTANCE FROM THE CENTRE OF MINCHINHAMPTON

Open plan Kitchen/Dining Room, Sitting Room, Double Bedroom, Shower Room, Large Store Cupboard, Residents Parking Space, Communal Function Room, Guest Suites Facilities

GUIDE PRICE £205,000

DESCRIPTION

Cecily Court is a well-positioned retirement development with a lift, designed for over 55's to provide safe, secure and independent living with a friendly and welcoming atmosphere. Number 29 is well located on the first floor, close to the internal lift, with an outlook towards Minchinhampton Church.

A light and spacious apartment, No.29 is the size of most two bedroom apartments in the building with an excellent layout. The main benefit of this property is an unusually generous, open-plan kitchen/dining room as well as a separate cosy sitting room.

On the other side of the apartment is a good sized double bedroom with a wall of built-in wardrobes, an adjacent walk-in shower room and a useful and large store cupboard.

Cecily Court has a delightful communal garden and resident's lounge, as well as residents' parking, an onsite Warden, a hairdressers and visitors' guest accommodation and parking area.

LOCATION

The market town of Minchinhampton offers a host of amenities including several popular cafes, a gastro pub (The Crown), village shop, post office and chemist and superb butchers. Minchinhampton Common offers hundreds of acres of National Trust land, perfect for country walks and host to a golf course and excellent pub. Minchinhampton has a wonderful sense of community spirit with numerous local events and a thriving town hall which plays host to amateur dramatics and concerts. The market towns of Stroud, Cirencester and Tetbury are all within a short drive and Stroud also has several major supermarkets, including Waitrose, as well as an award winning Saturday Farmers' market.

The area is well placed for travel links with Stroud mainline railway station bringing London (Paddington Station) to within 90 minutes travelling time. The M4 and M5 motorways are also both easily accessible.

DIRECTIONS

29 Cecily Court is most easily found by leaving our Minchinhampton office onto West End which merges with Windmill Road after a few hundred yards. Turn right into Dr Browns Road and right again into Cambridge Way. Continue to the end of this road and Cecily Court will be found on your right hand side.

What3words///expanded.nicknames.envisage

ADDITIONAL INFORMATION

Leasehold - 99 year lease from 1993.

The service charge at Cecily Court is £248.74 per month and there is a ground rent of £25 per annum.

TENURE Leasehold

EPC EER: Current null / Potential null

SERVICES Mains electricity, water and drainage are believed to be connected to the property, with electric heating

VIEWING By prior appointment with **MURRAYS ESTATE AGENTS**, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

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Flat 29 Cecily Court, Cambridge Way, Minchinhampton, Gloucestershire



Approximate IPMS2 Floor Area
57 sq metres / 613 sq feet

Simply Plans Ltd © 2023

07890 327 241

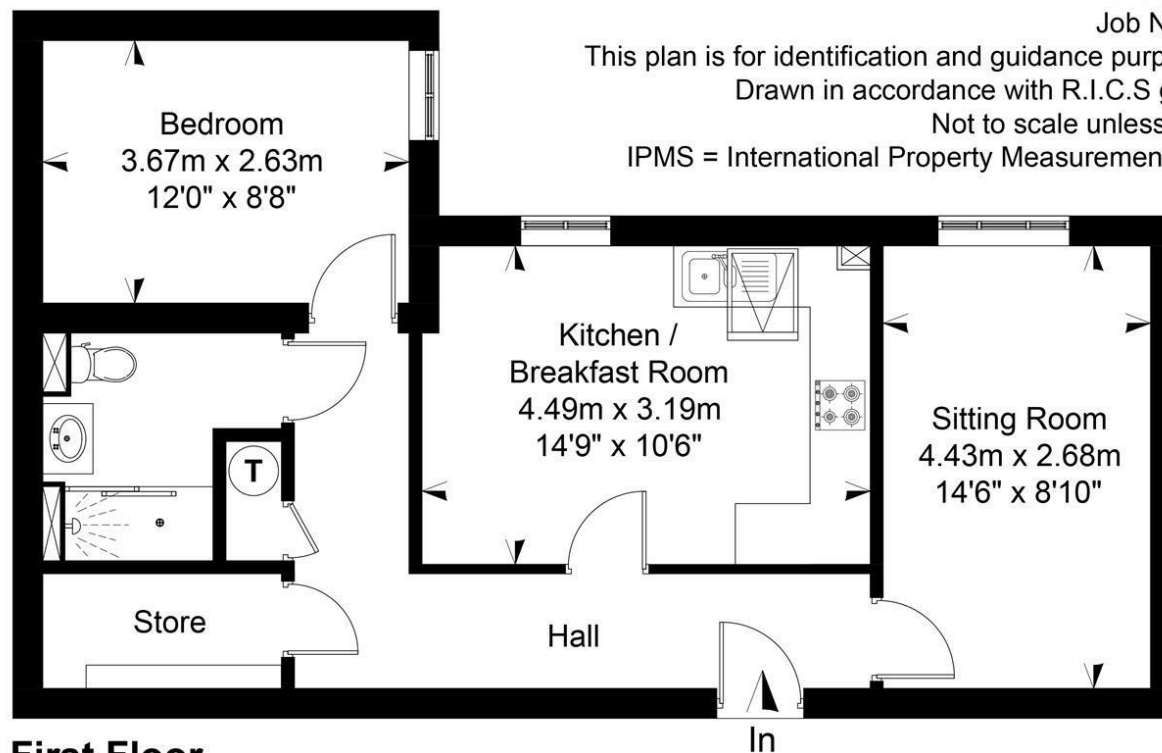
Job No SP3348

This plan is for identification and guidance purposes only.

Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard



First Floor



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