

3 PLAYNES MILL

DUNKIRK MILLS, INCHBROOK, NAILSWORTH



3 Playnes Mill, Dunkirk Mills, Inchbrook, Stroud, GL5 5HB

A BEAUTIFULLY PRESENTED 3RD FLOOR, 3 BEDROOM APARTMENT LOCATED WITHIN THIS POPULAR CONVERTED GRADE II LISTED MILL DEVELOPMENT WITH LOVELY COMMUNAL GROUNDS

Communal Hall with Lift, Entrance Hall, Sitting/Dining Room, Kitchen, Principal Bedroom with en-suite Bathroom, 2 Further Bedrooms, Family Shower Room, Allocated Parking, Leisure Facilities, Extensive Communal Grounds

GUIDE PRICE £300,000

DESCRIPTION

3 Playnes Mill is a spacious and well presented three bedroom apartment in the sought-after Dunkirk Mills development. This apartment is accessed via a communal entrance hall with lift to the third floor, servicing only two properties on this level. The main reception area of the apartment leads off the central hallway and comprises a large open-plan sitting and dining room with kitchen leading off. Three windows spanning the length of the room provide an abundance of natural light and pretty westerly views over the Mill. The three bedrooms are adjacent to each other, off the hallway, at the rear of the property. The main bedroom has a modern en-suite bathroom, whilst the other two rooms are serviced by the family shower room.

There is an allocated parking space located at the front of the property with visitor parking readily available. As a resident of the development you have full access to the leisure facilities and communal grounds which include swimming pool, gym, tennis court, sauna and extensive gardens with BBQ area and mill ponds.

DIRECTIONS

From the mini roundabout in the centre of Nailsworth, travel North along the A46 towards Stroud for just over half a mile, going past Egypt Mill Hotel and The Shell Garage. Dunkirk Mill will be found on your right hand side

ADDITIONAL INFORMATION

The flat is leasehold with the balance of 199 years commencing 1988. The current annual maintenance charges are £5,240.44 including ground rent, buildings insurance and access to Dunkirk Mills' excellent shared facilities, including a swimming pool, tennis courts, gym, sauna and access to 3 stunning mill ponds.

LOCATION

Playnes Mill is found within the grounds of the former textiles factory, Dunkirk Mill. Now converted to residential accommodation, the complex offers fabulous facilities alongside a great sense of community, with an active social committee hosting annual summer barbecues and Christmas drinks parties. The quiet and private development is just a ten minute walk along a quiet cycle path from the thriving market town of Nailsworth. This popular market town offers a plethora of independent retailers, boutique shops and bijou restaurants. Nearby Minchinhampton also offers excellent facilities along with over 600 acres of National Trust common land, plus a popular golf course. Nearby Stroud has several leading supermarkets, including Waitrose, plus a popular Saturday Farmer's Market. The surrounding countryside is unspoilt with great walks and popular cycle tracks. One of the key draws to the area is the excellent choice of schools, with grammar schools in Stroud, Gloucester and Cheltenham, as well as many popular schools in the private sector. Beaudesert Park School is a five minute drive away and Wycliffe and Westonbirt are also easily accessible.

The property is well located for commuting with both the M4 and M5 easily accessible and London 2 hours by road or circa 90 minutes by rail from nearby Stroud Station.

TENURE

Leasehold

EPC

EER: Current 79 / Potential 82

SERVICES

Electricity, water and mains drainage are connected to the property. Electric heating. Stroud District Council Tax Band C £2805. Ofcom checker: Broadband -15 Mbps standard 80 Mbps superfast, Mobile networks - all networks have limited coverage.

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

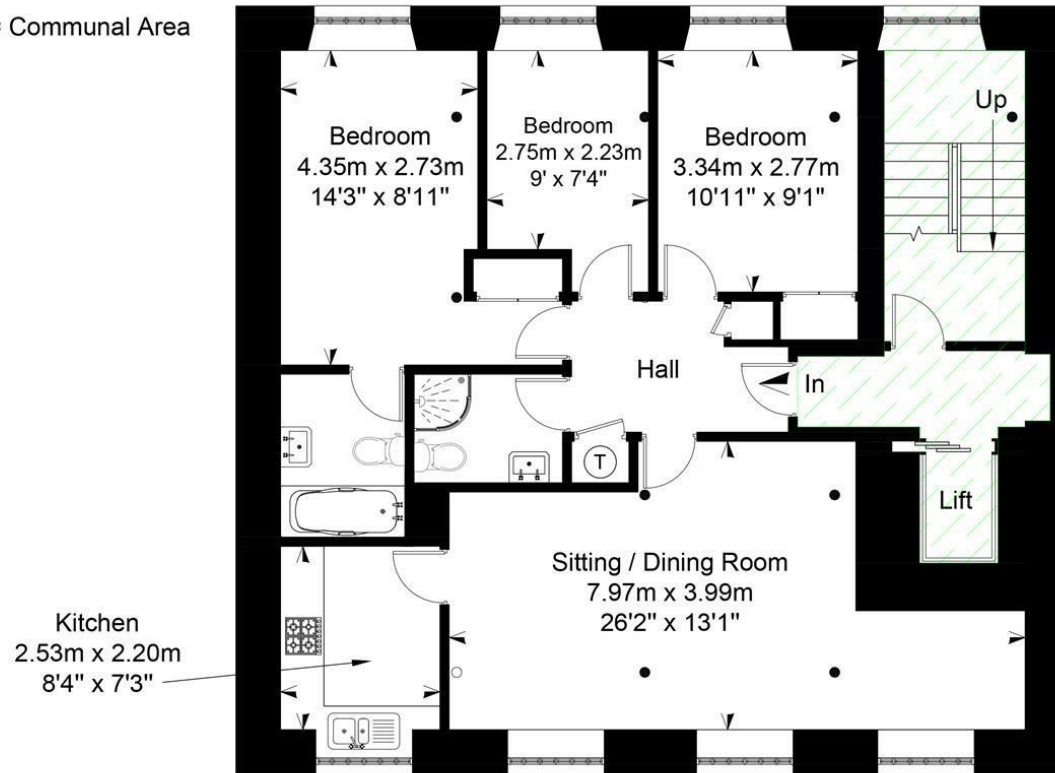
IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller; 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with; 3] that any measurements, areas, distances and/or quantities are correct; 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate



3 Playnes Mill, Dunkirk Mills, Inchbrook, Gloucestershire

Approximate IPMS2 Floor Area 77 sq metres / 829 sq feet

 = Communal Area



Third Floor

Simply Plans Ltd ©
2024
07890 327 241
Job No SP3470

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



4 London Road, Stroud, GL5 2AG
Tel: 01453 755552

Email: stroud@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



The Old Baptist Chapel, New St, Painswick, GL6 6XH
Tel: 01452 814655

Email: painswick@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



3 High Street, Minchinhampton, GL6 9BN
Tel: 01453 886334

Email: minchinhampton@murraysestateagents.co.uk
Internet: www.murraysestateagents.co.uk



Mayfair Office: Cashel House, 15 Thayer Street, London, W1U 3JT
Tel: 0870 112 7099

Email: info@mayfairoffice.co.uk
Internet: www.mayfairoffice.co.uk