

2 · CECILY COURT  
MINCHINHAMPTON · STROUD



2 CECILY COURT  
MINCHINHAMPTON  
STROUD  
GL6 9DN

A rare to market and sought after ground floor apartment, with its own separate access, in the popular Cecily Court retirement development, a short distance from the centre of Minchinhampton

**BEDROOMS: 2**

**BATHROOMS: 1**

**RECEPTION ROOMS: 1**

**GUIDE PRICE £235,000**

**FEATURES**

- Ground Floor Apartment
- Retirement Property
- Separate Private Access
- 2 Bedrooms
- Town Centre Location
- Close to Shops and Amenities
- On Site Manager
- Independent Living
- Safe and Secure
- Parking



**DESCRIPTION**

Cecily Court is a well-positioned retirement development designed for over 55's to provide safe, secure and independent living with a friendly and welcoming atmosphere. Number 2 is located on the ground floor and has its own private patio space leading onto the communal gardens. Access can be gained via either the patio door or through the main communal entrance.

A light and bright, two bedroom ground floor apartment entered via a spacious hallway which forms the centre of the property. To the left is the sitting/dining room with a door leading to a patio space outside. An arch from the sitting room leads to the fitted kitchen with a single electric oven, hob and hood.

To the right of the hallway are the main bedroom, and the shower room with useful airing cupboard. The second bedroom can be used as a bedroom, a study or a dining room as needed.

Cecily Court has a delightful communal garden and parking as well as a visitors parking area.





## DIRECTIONS

2 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.

## 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.

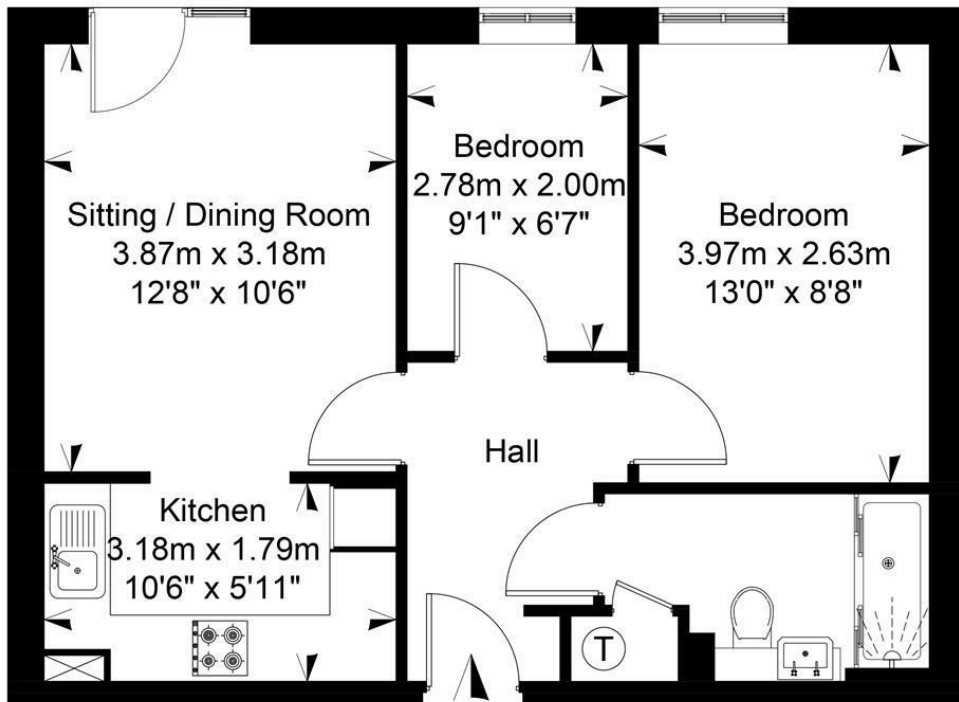
The market towns of Stroud, Cirencester and Tetbury are all within a short drive and Stroud also has several major supermarkets, including Waitrose, as well as an award winning Saturday Farmers' market.

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.



# Flat 2, Cecily Court, Minchinhampton, Stroud, Gloucestershire

Approximate IPMS2 Floor Area 46 sq metres / 495 sq feet



**Ground Floor**



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07890 327 241  
Job No SP3688

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

**MURRAYS**  
SALES & LETTINGS

### Stroud

01453 755552

stroud@murraysestateagents.co.uk  
3 King Street, Stroud GL5 3BS

### Painswick

01452 814655

painswick@murraysestateagents.co.uk  
The Old Baptist Chapel, New Street,  
Painswick GL6 6XH

### Minchinhampton

01453 886334

minchinhampton@murraysestateagents.co.uk  
3 High Street, Minchinhampton GL6 9BN

### Mayfair

0870 112 7099

info@mayfairoffice.co.uk  
41-43 Maddox Street, London W1S 2PD

### TENURE

Leasehold

### EPC

D

### SERVICES

Mains electricity, water and drainage are connected to the property, with electric heating. Stroud District Council tax band B, £1,727.85. Ofcom checker: Broadband - standard 5 Mbps superfast 80 Mbps, All Mobile Networks are likely.

## SUBJECT TO CONTRACT

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For more information or to book a viewing please call our Minchinhampton office on 01453 886334