



24 CECILY COURT · MINCHINHAMPTON

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SALES & LETTINGS

**24 CECILY COURT
CAMBRIDGE WAY
MINCHINHAMPTON · STROUD
GL6 9DN**

A bright first-floor apartment in the popular Cecily Court retirement complex offering safe and independent living - a short distance from the centre of Minchinhampton and its full range of amenities.

BEDROOMS: 2

BATHROOMS: 1

RECEPTION ROOMS: 1

GUIDE PRICE £225,000

FEATURES

- First Floor
- 2 Bedrooms
- Retirement Property
- On-Site Manager
- Independent Living
- Town Centre Location
- Close to Shops and Amenities
- Communal Gardens
- Resident 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 24 is located on a corner of the first-floor of the building (with lift), making it one of Cecily Court's larger apartments.

The flat is a light, bright and well presented two bedroom first-floor apartment entered via a spacious hallway, with useful cupboard, which forms the centre of the property. The two double bedrooms are adjacent on the right-hand side, with the flexibility to use the second room as a bedroom, study or dining room. The sitting room is found to the left of the hallway. The separate kitchen is well fitted, providing ample storage. The shower room is fitted with a walk-in shower enclosure, basin, toilet and towel rail.

Cecily Court has a delightful communal garden and resident parking in addition to visitor parking area.





DIRECTIONS

24 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 Brown's 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, chemist and superb butchers. The public library is just moments away, and there is a new, purpose-built medical centre. 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 Market House hosting 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 easily accessible.



Flat, 24 Cecily Court, Cambridge Way Minchinhampton, Gloucestershire,

Approximate IPMS2 Floor Area
House 57 sq metres / 613 sq feet

Simply Plans Ltd © 2025

07890 327 241

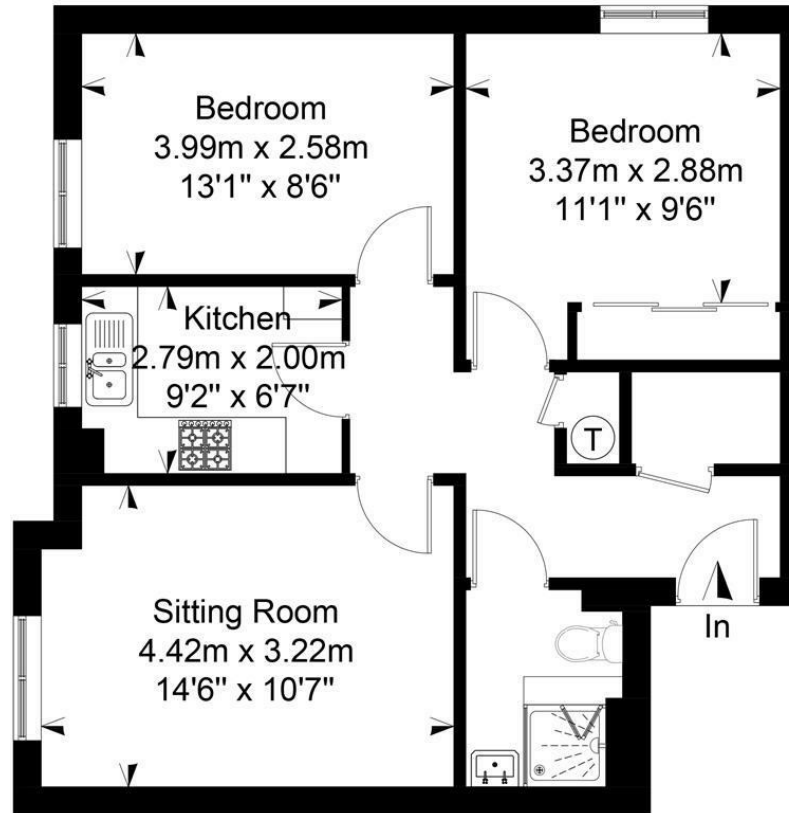
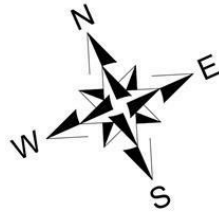
Job No SP3642

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

SUBJECT TO CONTRACT

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TENURE

Leasehold

EPC

C

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.

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