

23 CECILY COURT  
CAMBRIDGE WAY, MINCHINHAMPTON





23 CECILY COURT CAMBRIDGE  
WAY  
MINCHINHAMPTON  
GL6 9DN

A well presented two bedroom apartment within Cecily Court, offered chain free and located a short distance from the centre of Minchinhampton and all the local amenities

**BEDROOMS: 2**  
**BATHROOMS: 1**  
**RECEPTION ROOMS: 1**

**£215,000**

**FEATURES**

- Retirement Apartment
- Independent Living
- Visitor Suites Available
- Close to Town Centre
- Plenty of local Amenities
- On Site Manger
- Lift
- Pull Cord System
- Communal areas and Grounds



**DESCRIPTION**

Cecily Court is a well-positioned retirement development designed for over 55's to provide safe, secure and independent living, knowing help is on hand if needed. There is also a delightful communal garden, communal hall and parking for residents and visitors.

No 23 is a bright and well presented flat on the first floor of the development (with lift). All of the accommodation leads off a central hallway. To the right had side, a sitting room with adjacent semi-open plan modern kitchen with induction hob, and in-built appliances. Centrally, the first bedroom which many choose to use as a study or dining room. To the left, the double bedroom with fitted cupboards and a shower room with large walk in shower unit and a useful airing cupboard.

**GENERAL INFORMATION**

Leasehold – 99 year lease from 1993. £353 management charge per month and £12.50 ground rent per year.







## DIRECTIONS

23 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, right again into Cambridge Way and continue to the end where Cecily Court is located on the right.

## 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.

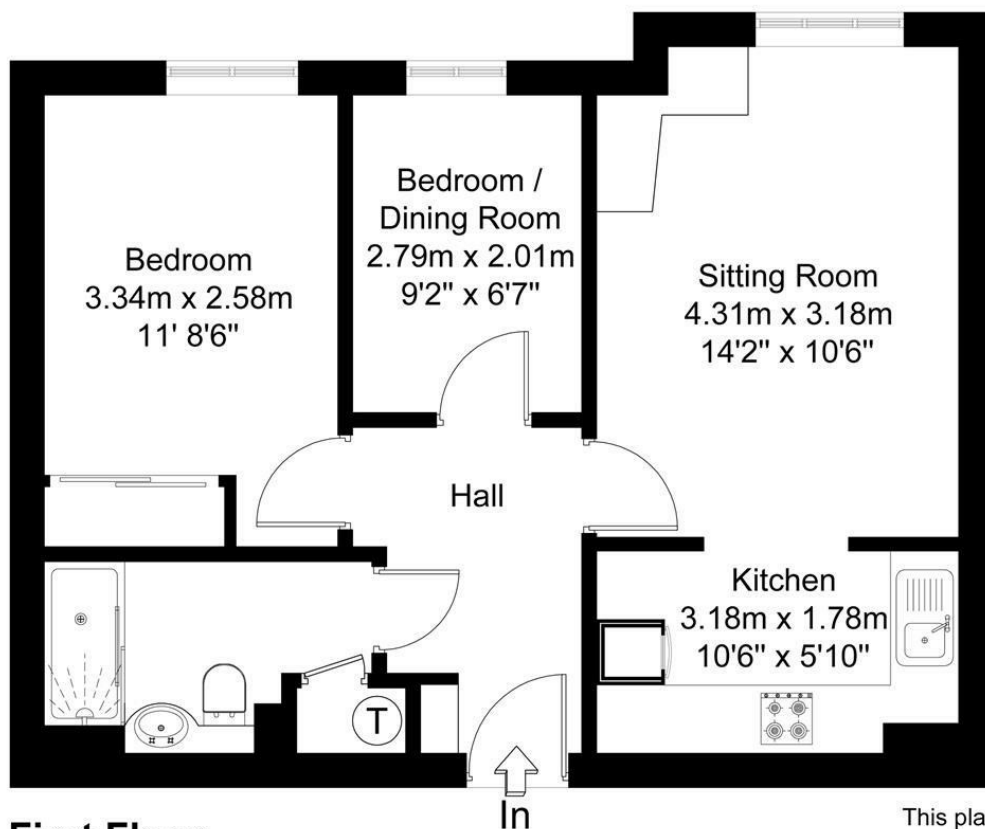
The area is well placed for travel links with Stroud mainline railway station bringing London (Paddington Station) to within 90 minutes travelling time. The M4 and M5 motorways are also easily accessible.





## 23 Cecily Court, Minchinhampton, Stroud, Gloucestershire

House Approximate IPMS2 Floor Area 47 sq metres / 506 sq feet



**First Floor**

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07890 327 241  
Job No SP1684

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

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.

## SUBJECT TO CONTRACT

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