

6 CECILY COURT, CAMBRIDGE WAY

MINCHINHAMPTON



6 Cecily Court, Minchinhampton, Stroud, Gloucestershire, GL6 9DN

A NEWLY REFURBISHED GROUND FLOOR APARTMENT WITH ITS OWN SEPARATE ACCESS, ON THE QUIETER TOWN SIDE OF THE HIGHLY POPULAR CECILY COURT RETIREMENT DEVELOPMENT, A SHORT DISTANCE FROM THE CENTRE OF MINCHINHAMPTON

2 Double Bedrooms, Open plan Kitchen/Sitting Room, Shower Room, Store Cupboard, Private Patio Area, Residents Parking Space, Communal Function Room, Guest Suites available

GUIDE PRICE £225,000

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 6 is located on the ground floor and has its own private patio space leading onto the communal gardens facing Minchinhampton Church. Access can be gained via either the patio door or through the main communal entrance.

Number 6 is a light and bright, newly renovated two bedroom ground floor apartment entered via a spacious hallway which forms the centre of the property. To the left is the sitting room with a door leading to a patio space outside. An arch from the sitting room leads to the modern fitted kitchen with a single electric oven, hob and hood.

To the right of the hallway are the main bedroom, a comfortable double bedroom and the shower room which is fitted with a walk in shower enclosure, basin, toilet, towel rail and 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.

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

6 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.

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 68 / Potential 80

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.

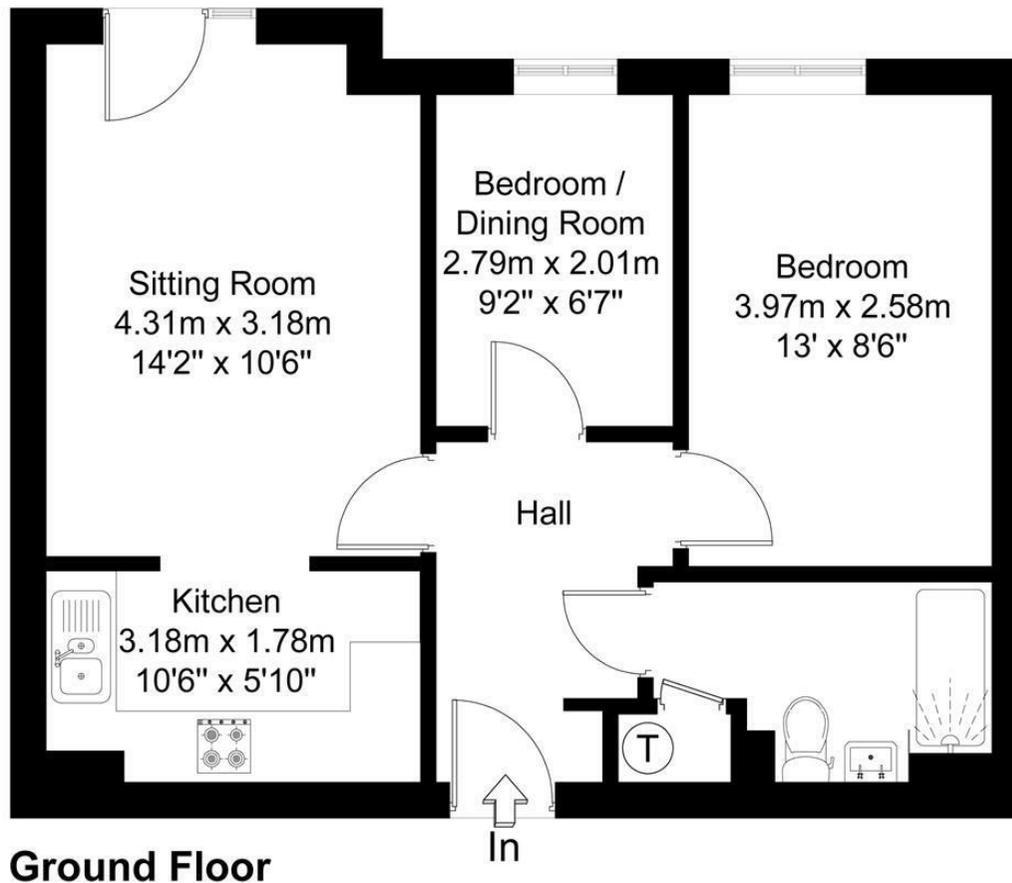
SUBJECT TO CONTRACT

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6 Cecily Court, Minchinhampton, Stroud, Gloucestershire

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



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07890 327 241

Job No SP1914

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



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