

COOPERS MILL

DUNKIRK MILLS
NAILSWORTH



Flat 3, Coopers Mill, Dunkirk Mills, Inchbrook, Stroud, GL5 5HH

AN IMMACULATELY PRESENTED AND UPDATED TWO BEDROOM FIRST FLOOR APARTMENT FULL OF CHARACTER FEATURES, IN A HISTORIC CONVERTED MILL WITHIN WALKING DISTANCE OF THE POPULAR MARKET TOWN OF NAILSWORTH

Communal Entrance, Entrance Hallway, Open Plan Sitting and Dining Room, Kitchen, 2 Double Bedrooms, 2 Bathrooms (one en-suite), Allocated Parking, Leisure Facilities, Extensive Communal Grounds

GUIDE PRICE £275,000

DESCRIPTION

3 Coopers Mill is a beautifully renovated first floor apartment with an abundance of original features showcasing the buildings' heritage as a textile mill dating back to 1827. With an abundance of exposed Cotswold stone, steel pillars and beamed ceilings mirrored by the wooden floors there is character throughout. On entering the building a lift or staircase gives access to the only apartment at this level, offering privacy. A large central hallway with plenty of storage opens through to an open plan reception room which has been cleverly divided into separate zones. This accommodates a snug/TV area, corner sitting spot with addition window seats and room for a large dining table. The adjacent kitchen is fitted in a contemporary style with a clever use of space and quality quartz worktops. To the far side of the hallway are two double bedrooms with bespoke headboards featuring additional storage and hand built cabinetry. The principle bedroom has an en-suite bathroom, and there is also a separate guest shower room.

COMMUNAL FACILITIES

This long leasehold apartment (199 years commencing 1988) comes with 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. The current annual charges are £1,402 estate charge and £3,728 service charge (total £5,130) which includes ground rent, buildings insurance, maintenance, access and use of all the communal areas and facilities.

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

LOCATION

Coopers 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 78 / Potential 78
SERVICES	Electricity and Mains water and drainage are connected to the property. Under floor heating and night storage heaters. Stroud District Council Band B -£1,824.37 . Ofcom checker: Broadband - standard 16 Mbps superfast 80 Mbps, Mobile Networks - EE, O2, Vodafone and Three all likely.

Viewing by prior appointment with MURRAYS ESTATE AGENTS, Minchinhampton Office 01453 886334, who will be pleased to show prospective purchasers around the property.

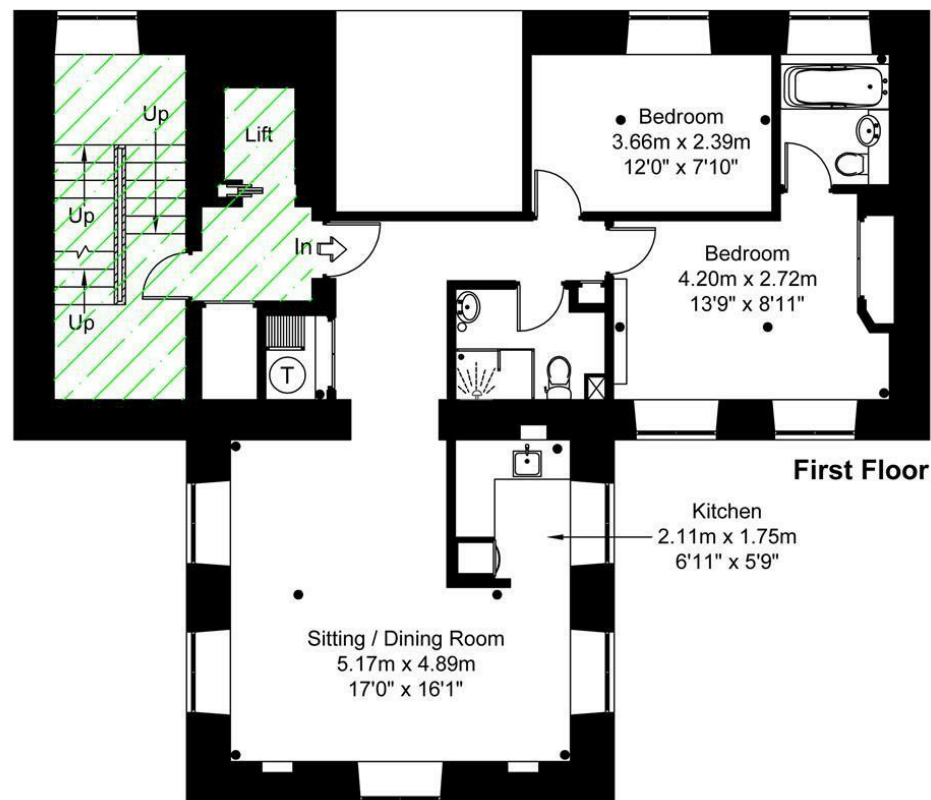
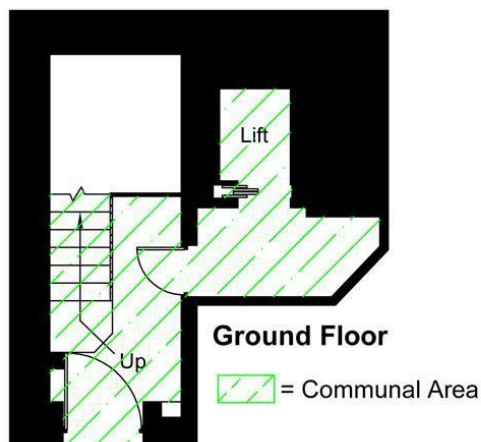
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SUBJECT TO CONTRACT

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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: 41-43 Maddox Street, London W1S 2PD
Tel: 0870 112 7099
 Email: info@mayfairoffice.co.uk
 Internet: www.mayfairoffice.co.uk