

New Mills, Nailsworth, Stroud, Gloucestershire, GL6 0HN



Sought after location • Chain free • Roof terrace • Under cover parking • Views • Walking distance to amenities • EPC B

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Nailsworth, Stroud, Gloucestershire, GL6 0HN

Key Features



2

Bedrooms



2

Bathrooms



1

Reception

About the property

Modern upper floor apartment situated in the heart of the town, offering convenient access to local amenities and transport links. This charming property boasts two well-proportioned bedrooms, a spacious living area, and a modern kitchen equipped with high-end appliances. The apartment is clean and well-maintained, providing a comfortable living environment for residents.

Residents can enjoy the convenience of a private garden and a roof terrace, perfect for relaxing or entertaining guests. The property also benefits from resident parking and off-street parking facilities, ensuring secure and hassle-free parking options.

Don't miss the opportunity to make this modern and well-maintained apartment your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

Amenities

Once christened "The Undiscovered Cotswolds" Nailsworth is a growing historic market town that has become increasingly popular in recent years. Famous as the location for the highly regarded 'Williams Kitchen' delicatessen as well as offering free parking, the town also features a wide range of shops from well known high street names to cafes and unique independent shops. A local centre for the arts with an annual arts festival, the town is well known for its fine restaurants and friendly local pubs as well as its famous football club Forest Green Rovers. Nestled in a wooded valley, the surrounding flat topped rolling hills offer boundless country walks. Local amenities include highly regarded private and public sector schools, banks, a new leisure centre, Post Office, doctors, dentists, golf courses, riding stables, gliding and polo clubs and a public library.

Nailsworth has convenient road links to all main cities, towns and rail links in the area including Stroud's mainline train station that is approximately 5 miles away and offers an 80 minute

(approx.) rail journey to Paddington. Less than 7 miles away is the larger market town of Tetbury well known for its antique shops and hotels plus its close proximity to the royal estates of Highgrove and Gatcombe Park as well as the world famous Westonbirt Arboretum.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From the clocktower in the town centre take the A46 Bath Road heading south and take next right turn. Follow the one-way bearing right, until you reach a split in the road. Bear left into Newmarket Road signposted "Newmarket Only" and continue some 500m until the road forks. Take the right hand fork into Higher Newmarket Road, the development will be found shortly on your right. Please use the designated visitor parking areas.

What 3 Words: ///bulletins.happening.sharpness

Services & Tenure

The tenure is Leasehold, 984 years remaining.

Service/Maintenance Charge: £1,424.29 per annum.

Please Note: The Service/Maintenance Charge is not implemented at present.

Local Authority

Stroud District Council

Council Tax Band: B

Our reference

STRVAL/SM/RN/20092024

We'd love to hear from you

4 The Old George, Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

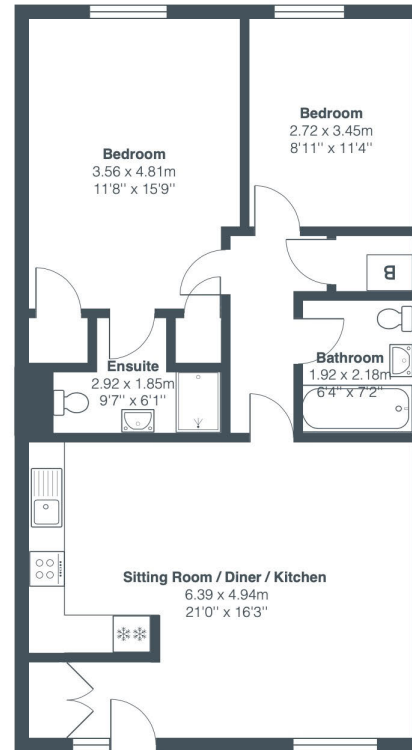
T: 01453 836736

E: stroudvalleys@perrybishop.co.uk









Total Area: 75.9 m² ... 817 ft² (excluding balcony / terrace)
All measurements are approximate and for display purposes only

PerryBishop
PROPERTY MADE PERSONAL

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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