

The Old George, Tabrams Pitch, Nailsworth, Gloucestershire, GL6 0BA



Town centre apartment • Two bedrooms • Well presented • Sought after location • Parking • Communal courtyard • EPC C

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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Located in the heart of Nailsworth town centre providing easy access to shops and amenities stands this well presented two bedroom apartment enjoying views looking out and parking.

On entering there is a good size hall with the sitting room leading off.

The spacious sitting/dining room is beautifully presented and enjoys plenty of light and there are views looking out over the town and clock tower.

Leading off the kitchen is well-presented and benefits from plenty of built-in units.

There are two good size well-presented bedrooms and there is an immaculately presented shower room.

To the outside there is parking and a communal seating area.

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 Food Hall' 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 schools Beaudesert and Wycliffe College; good public sector schools and sought after girls and boys grammar schools. Other local amenities include a Post Office, doctors, dentists, golf courses, riding stables, polo clubs and a 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 world famous Westonbirt Arboretum.

Directions

From our office in Nailsworth turn left onto Avening Road and then immediately left into The Old George car park where the access to the apartment can be found down the slope.

Services & Tenure

The Tenure is Leasehold - 999 years from 01/01/2001

Service Charge includes insurance - £960 pa

Mains electricity, water and drainage are connected.

Local Authority

Stroud District Council.

Council Tax Band ~ B

Our reference

STRVAL/SM/KW/26062023

We'd love to hear from you

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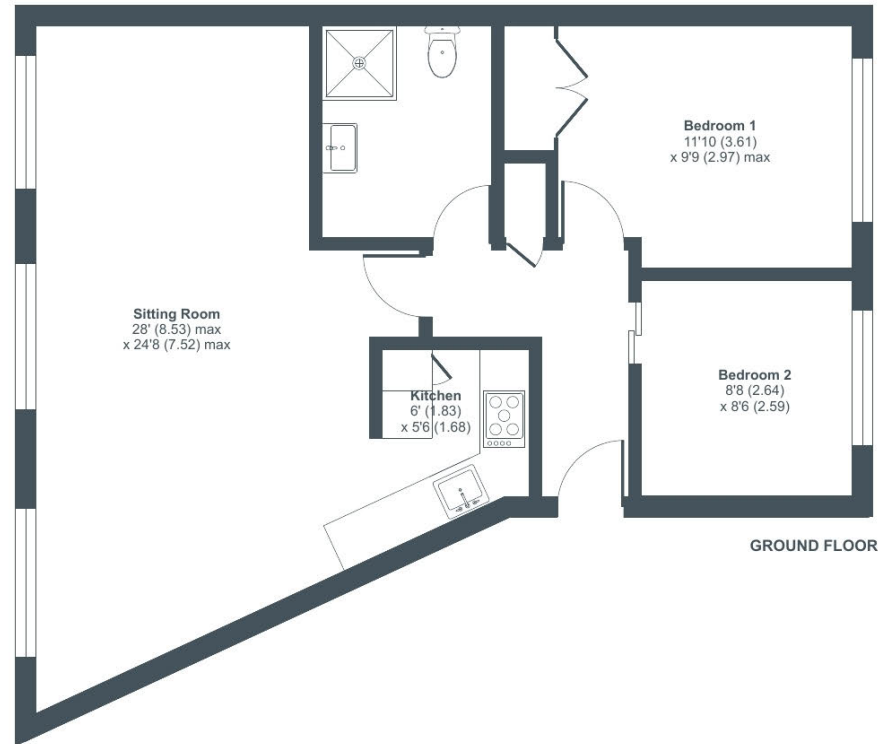




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Approximate Area = 704 sq ft / 65.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Perry Bishop. REF: 998684



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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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