

Barclay Court, Trafalgar Road, Cirencester, Gloucestershire GL7 2EN



First floor retirement apartment • One bedroom • Sitting room • Kitchen • Shower room • Communal lounge and gardens • No onward chain • EPC C

Key Features



1
Bedroom



1
Bathroom



1
Reception

About the property

Benefitting from being sold with no onward chain is this first floor one bedroom retirement apartment for the over 55s, set within this well-run development, half a mile's walk of Cirencester town centre.

Barclay Court offers its residents a wide range of facilities including a communal lounge for entertaining and social events, communal washing facilities, a guest room which is available through a booking system at a nominal cost and landscaped communal gardens for use of residents all year round as well as parking if required.

The apartment itself comprises an entrance hall, sitting room, kitchen, double bedroom and shower room.

Tenure - Leasehold (the vendor has confirmed that the Freeholders, Places for People, granted a 990 year lease when the flat was bought in 2020).

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Cirencester is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

Directions

From our office in Silver Street, Cirencester proceed towards the Market Place, turning left into Gosditch Street. Follow this road into Dollar Street and bear right into Spitalgate Lane. Turn left into Trafalgar Road, with Barclay Court being found immediately on the right hand side.

What3Words: ///land.opened.plan

Services & Tenure

The tenure is Leasehold, with the vendors confirming length extension in 2020, so approximately 984 years remaining. The service charge is currently £202.33 per month (£2,427.96 per annum). Mains electricity, water and sewerage are understood to be connected.

Local Authority

Cotswold District Council
Council Tax Band B

Our reference

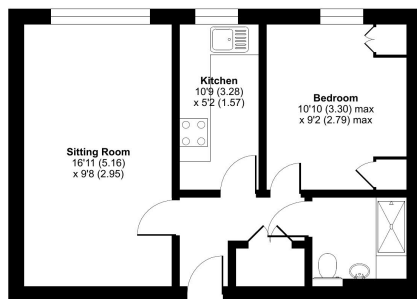
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We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 655355
E: cirencester@perrybishop.co.uk

Trafalgar Road, Cirencester, GL7

Approximate Area = 429 sq ft / 39.9 sq m
(For identification only - Not to scale)



GROUND FLOOR

Certified Property Measurement
This plan produced in accordance with RICS Property Measurement Standards (complying with International Property Measurement Standards (IPMS) Residential). © March 2022. Produced for Perry Bishop & Co. (PBC) - 01285 655355

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