

Abbey House, Cirencester, Gloucestershire, GL7 2QU



Town centre apartment • Two double bedrooms • Top (second) floor • In need of updating •
Sitting room • Kitchen dining room • Garage and communal gardens • No onward chain • EPC D

Abbey House,

Cirencester, Gloucestershire, GL7 2QU

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Being offered for sale with no onward chain and wonderfully situated in Cirencester town centre, in a tucked-away, quiet and secure setting is this spacious two-bedroom second-floor apartment with garage.

The accommodation is in need of updating and currently comprises entrance hall, sitting room, two bedrooms, WC, shower room and kitchen dining room. The sitting room and both bedrooms offer a sunny southerly aspect overlooking the stunning Church of St. John Baptist.

The property further benefits from a single en-bloc garage and communal gardens.

Amenities

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and

excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

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.

Directions

From our office in Silver Street turn left in the direction to the start of the Market Place. At the traffic lights turn left and after a short distance, you will see a pedestrian gate on the right hand side into Abbey House.





By car, continue along this road into Dollar Street bearing right at the bottom into Spitalgate Lane. Take the next turning right into Dugdale Road. Keep to the right and follow into the development.

What 3 Words: [///mergers.hotels.essays](http://mergers.hotels.essays)

Services & Tenure

The apartment is Leasehold with an original term of 999 years from 1st August 1991.

Service/Maintenance Charge: £1,600 per annum.

Ground Rent: Peppercorn

Mains water, drainage, and electricity are connected.

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

CIR/SW/RN/07022024

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

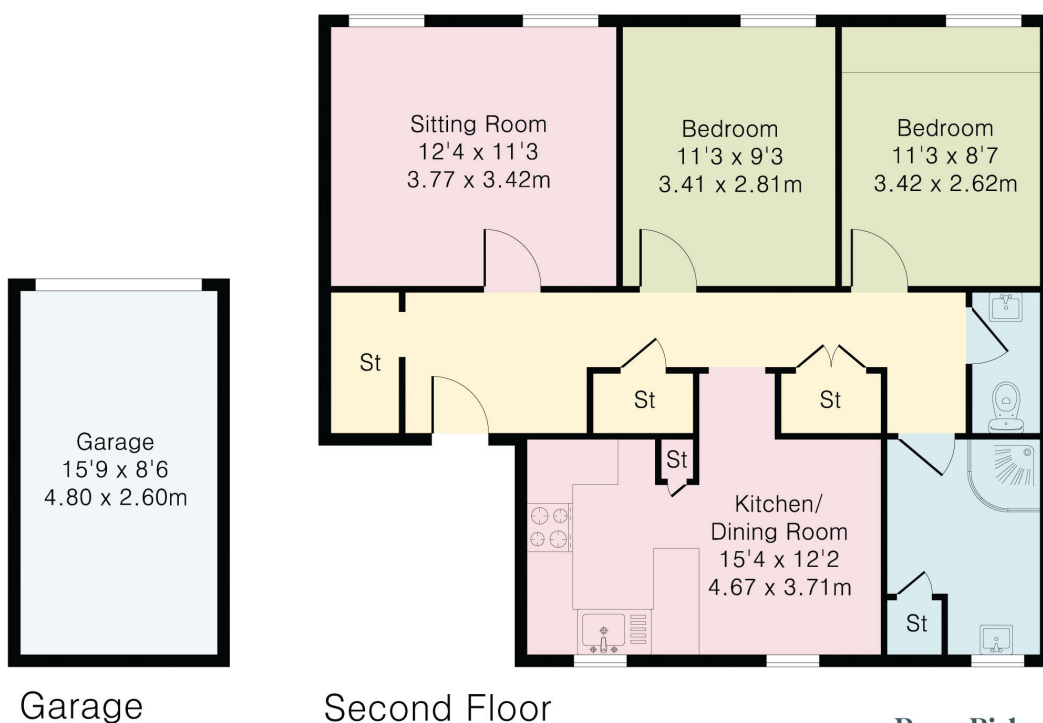
E: cirencester@perrybishop.co.uk



Approximate Gross Internal Area 887 sq ft - 82 sq m

Second Floor Area 753 sq ft – 70 sq m

Garage Area 134 sq ft – 12 sq m



Garage

Second Floor

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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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