

1 Aspen Grange, Siddington Park Cirencester, Gloucestershire, GL7 6GU



A lifestyle village exclusively for the over 60s • An apartment covering 1150 Sqft • Two bedrooms • Open plan living • Two bathrooms • Terrace area • Wellbeing spa with swimming pool, hydro pool, sauna and steam room • Gym, dance studio and craft room • EPC TBC

£599,950

1 Aspen Grange, Siddington Park

Cirencester, Gloucestershire, GL7 6GU

Key Features



2

Bedrooms



2

Bathrooms



1

Reception

About the property

Perry Bishop are excited to introduce Siddington Park, a lifestyle village exclusively for the over 60s where you can enjoy a spacious new apartment in a village set among beautifully landscaped gardens, on the outskirts of the thriving Roman market town of Cirencester, the capital of the Cotswolds.

Created by Rangeford Villages, all apartments have a walk-in shower, quality laminated flooring and wool mix carpets, underfloor heating, telecare and personal alarm communication, and lots more. No need to worry about stairs, there will be lifts to each apartment level throughout the village.

Set among landscaped, beautiful grounds with mature trees and gardens, Siddington Park village is designed with your enjoyment and wellbeing in mind.

Central to the village is The Pavilion, this is the place for meeting with friends old and new over a midday coffee, or hire the private dining room for a special occasion with your family. It also houses the wellbeing spa with swimming pool, hydro pool, sauna and steam room, and the gym, dance studio and craft room. Join other Rangeford residents in the lounge cinema for an evening film or out on a trip courtesy of the village transport. You can choose to be as relaxed or active as you wish.

About Cirencester

Cirencester is one of England's finest market towns with its origins dating back to Roman times. Serving the wider communities, the town has an abundance of retail outlets and eateries as well as leisure facilities and parks, and the town centre is a short 1.5 mile journey away. Alternatively you can stroll next door to Dobbies Garden Centre for some retail therapy.

And of course, the Cotswolds are a designated Area of Outstanding Natural Beauty with plenty

to explore. From nature parks and lakes to historic villages, country pubs and plenty more all within a short distance, there is so much waiting for you to discover.

Directions

From Cirencester Town head South onto the A419 signposted Preston and Swindon. Pass the turning for Preston on your left you come to a small roundabout, take the third exit entering into Rangeford Village, the marketing suite is situated on the left.

Please note

The internal images are a mixture of GGI's and of a show home so indicative only.

This listing and the images and information contained within it are for general guidance only to provide an idea of the homes and services on offer and do not form part of any specification or contract. Apart from fitted kitchen appliances, the properties are sold unfurnished. Any sizes and dimensions provided are for indicative purposes only.

Services & Tenure

The Tenure is Leasehold - 125 years.

Our fees are completely transparent, we have split the community fee payments between regular monthly amounts and deferred some to when your Rangeford home is re-sold. Full details including your fee paying options are available in our Key Facts and All You Need to Know documents.

Two-bedroom apartments:

Single occupancy £675

Double occupancy £800

Local Authority

Cotswold District Council

Council Tax Band ~ Not yet available

Our reference

NHCIR/NW/KW/20072022

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

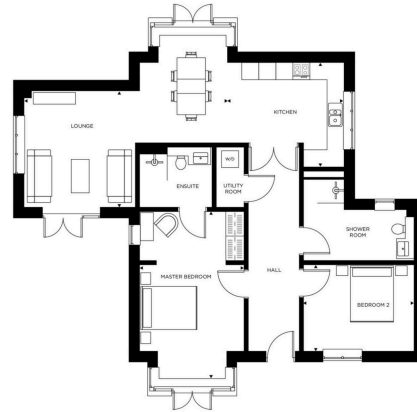
T: 01285 655355

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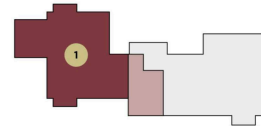






	m	ft
Kitchen	3.95m x 4.12m	12'11" x 13'6"
Lounge	2.87m x 7.37m	9'5" x 24'2"
Master Bedroom*	3.69m x 4.86m	12'1" x 15'11"
Bedroom 2	3.10m x 3.96m	10'2" x 13'0"
Total Area	109.4 sq m	1,177 sq ft

*including wardrobes



GROUND FLOOR

Any sizes and dimensions provided are for indicative guidance purposes only and are not intended to be used for items of furniture. Bathroom, kitchen and wardrobe layouts are indicative only and are subject to change. Apartment areas are provided as gross internal areas and may vary. In keeping with our policy of continuous improvement Rangeford reserves the right to change or update its products and services, which may result in some of the details displayed being superseded. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

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