

PerryBishop

PROPERTY MADE PERSONAL

Beecham Lodge, Somerford Road, Cirencester, GL7 1WR



Ground floor retirement apartment • Two double bedrooms • Sitting room leading to a patio • Modern fitted kitchen with integrated appliances • Approximately half a mile from the town centre • Guest suite for visitors • 24 hour careline system for safety and security • Must be independent of care and over 60 years old • EPC B



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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A ground floor two double bedroom retirement apartment for the over 60s in a quiet residential area approximately half a mile from Cirencester town centre.

This ground floor apartment comprises entrance hall with storage cupboard, sitting room with door leading to a patio garden, modern fitted kitchen, two double bedrooms and a well-appointed shower room.

Outside there are carefully landscaped and tended communal garden areas surrounding the property, giving you the perfect place to relax and enjoy the outside, without having to worry about the maintenance and upkeep. There is also a residents car park.

Beecham Lodge offers a friendly and safe environment. The carefully designed Owners' lounge provides the perfect venue for entertaining. There is a lodge manager at reception from

9am-5pm, 5 days per week.

A fully furnished Guest Suite provides an ideal space for your family and friends to stay overnight when visiting, while a lift to all floors is installed for your convenience.

The apartments come complete with a 24 hour emergency Care line system, while a camera entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge.

Anyone purchasing at Beecham Lodge must be independent of care.

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 and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

Directions

From our office in Cirencester, travel out of town along Castle Street and head south onto Sheep Street, then bear left towards the mini-roundabout. Take the second exit and





continue over the by-pass and onto Somerford Road. Beecham Lodge is located on the right hand side before the junction with Chesterton Lane.

Services & Tenure

The tenure is Leasehold, 125 years from and including 1st November 2015. Ground rent is £836.34 per annum. There is a service/maintenance charge of £7,157.22 per annum. Included within the service charge is the all year round heating provided by an Eco Ground Source Heating system. Mains water, drainage and electricity are connected.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/SW/RN/25102023

We'd love to hear from you

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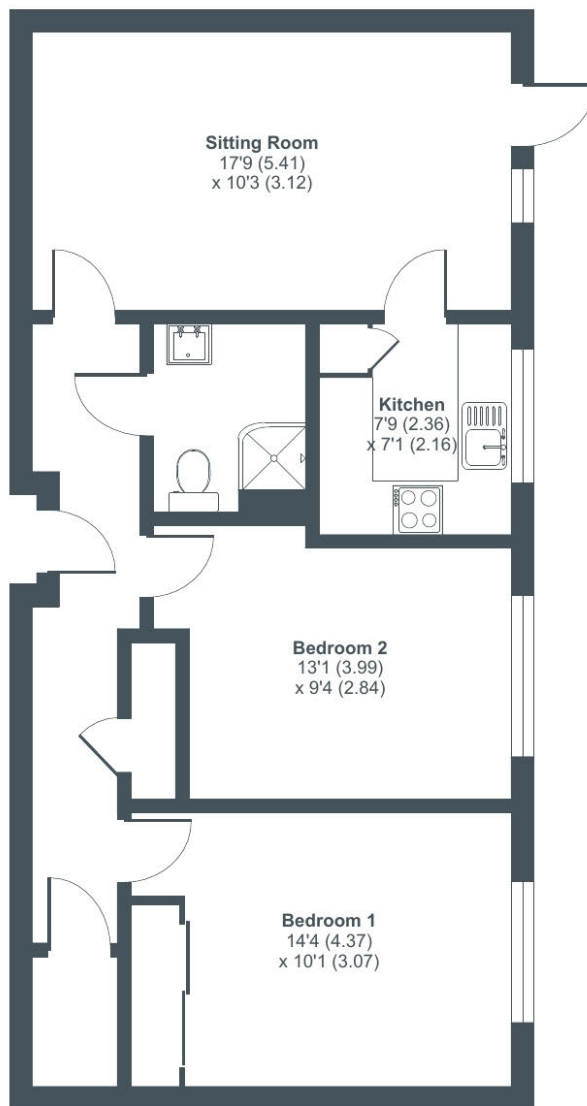
E: cirencester@perrybishop.co.uk



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Approximate Area = 693 sq ft / 64.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Perry Bishop. REF: 1050221



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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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