

Perry Bishop

PROPERTY MADE PERSONAL

Flat 1, Bedford House, Victoria Road, Cirencester, Gloucestershire, GL7 1ES



Spacious ground floor apartment • Two double bedrooms • Generous sitting room with bay window • Shower room • Off street parking space • Within half a mile's walk of the town centre • EPC D



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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A most generous, two bedroom, duplex ground floor apartment benefitting from off-street parking and situated within half a mile walk from Cirencester town centre. The property is well placed with good access to a wide range of amenities and facilities.

The accommodation is approached into a communal hallway to its own personal front door. The sitting room is of a good size and has an attractive bay window to the front. An inner hallway leads to the kitchen which has a range of wall and base units with working surfaces over. There is a double bedroom with large fitted wardrobes on this floor together with the main family bathroom.

Stairs from the sitting room lead to the second double bedroom which also benefits from large fitted wardrobes.

Outside there is an allocated car parking space.

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.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From our office in Cirencester turn left onto Castle Street, go straight ahead at the traffic lights and through the market place. Continue through town to the next set of traffic lights and take the right hand turn into Victoria Road continue the property can be found on the left hand side directly opposite the turning in to Chester Street.

What 3 Words: [///code.crafts.slept](https://code.crafts.slept)





Services & Tenure

The tenure is Leasehold, 999 years from 16 February 1990.

Service/maintenance charge: The vendor confirms the service charge for the 6 months July to December 2024 was £1256.

Local Authority

Cotswold District Council

Council Tax Band: A

Our reference

CIR/JC/RN/12082024

We'd love to hear from you

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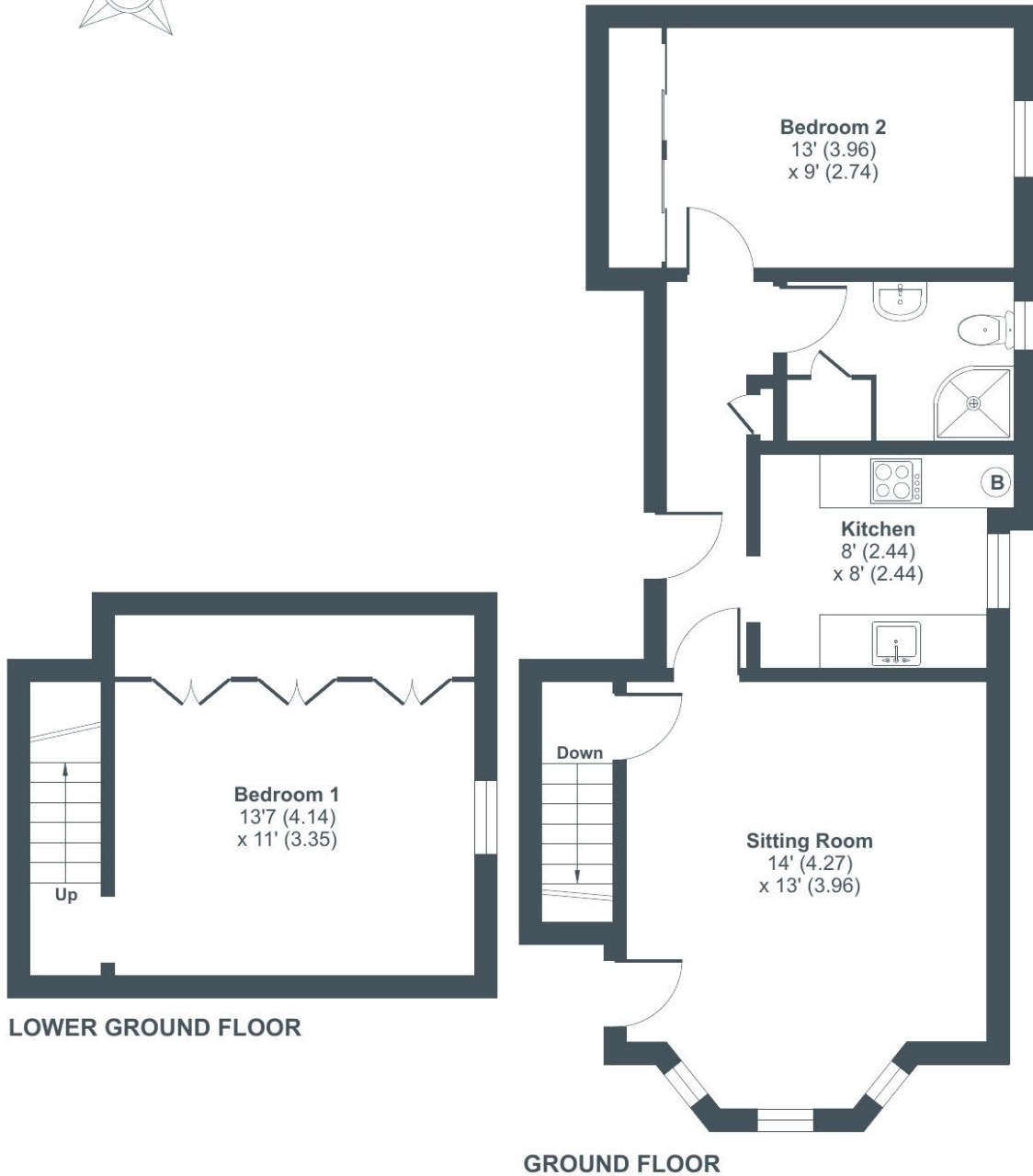
E: cirencester@perrybishop.co.uk



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Approximate Area = 777 sq ft / 72.1 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). © nitchecom 2024. Produced for Perry Bishop. REF: 1168862



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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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