

PerryBishop

PROPERTY MADE PERSONAL

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



First floor apartment • Two bedrooms • Well thought of retirement complex • Fitted kitchen • Dual aspect sitting room • Overlooking the green and river • Communal gardens • Parking • EPC B



Key Features



2
Bedrooms



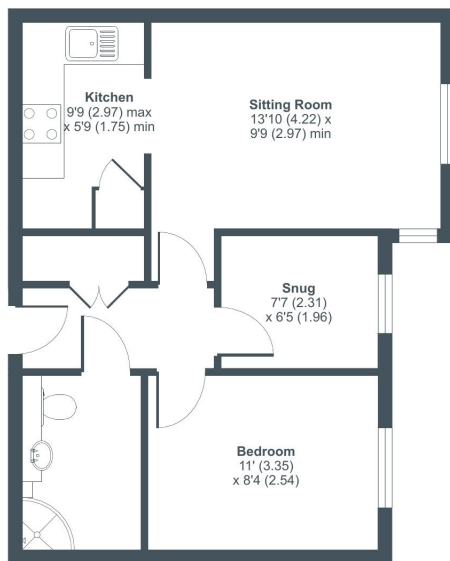
1
Bathroom



1
Reception

Barclay Court, Trafalgar Road, Cirencester, GL7

Approximate Area = 457 sq ft / 42.4 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). © nichcom 2023. Produced for Perry Bishop. REF: 402500



About the property

Lovely purpose-built first-floor retirement apartment situated in the popular and well-thought-of development at Barclay Court, on the edge of Cirencester's town centre and close to Cirencester Park and Abbey Grounds.

Enjoying a location backing onto the river churn and Abbey Way green, the apartment has an entrance hall with a large storage cupboard that leads to the two bedrooms and the refitted level access shower room.

The sitting room has a window overlooking the green and a window to the side. An archway leads into the kitchen and the entrance hall leads to two bedrooms and a shower room.

Barclay Court has very good day-to-day retirement facilities with an on-site warden, communal residents' lounge, and additional facilities that include a launderette and guest bedroom accommodation.

There is plenty of parking space for residents and visitors.

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 weekly market, there are several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester also boasts a cottage 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.

Directions

From our office in Silver Street, Cirencester turn right into Castle Street and at the top turn right into Park Lane. Take the first left into Park Street, following the road into Thomas Street. Turn left at the top and bear right into Spitalgate Lane. Turn left into Trafalgar Road with Barclay Court being found immediately on the right hand side.

Services & Tenure

The tenure is Leasehold, 125 years from 1 May 2016. There is a service/maintenance charge of £2,145.36 per annum, paid monthly.

Local Authority

Cotswold District Council

Council Tax Band: B

Our reference

CIR/JC/RN/05102023

We'd love to hear from you

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