

# PerryBishop

PROPERTY MADE PERSONAL

**Minerva Court**, Tower Street, Cirencester, Gloucestershire, GL7 1EF



Three bedroom apartment • Modern fitted kitchen • Sitting/dining room • Sought after location • Pleasant outlook • Allocated parking • No onward chain • EPC C



# Minerva Court,

Tower Street, Cirencester, Gloucestershire, GL7 1EF

## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

An immaculately presented three bedroom first floor retirement apartment enjoying a prime location near to many local facilities and amenities.

Approached through a communal entrance hall with staircase and lift, the apartment has flexible accommodation that provides entrance hall, a modern fitted kitchen with a range of units and work surfaces over, a light and airy, generous sized sitting/ dining room with french doors opening out to a balcony, two double bedrooms, a third single bedroom, a bathroom and a separate shower room.

To the outside, there are well-tended communal areas and allocated parking.

Additional benefits of the property include an entry system and an emergency pull cord and pendant system which operates 24/7, 365 days a year.

## Amenities

The market town of Cirencester dates back to Roman times and 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, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

The Town also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

## Directions

From our office in Cirencester proceed through the Market Place turning right into North Way. Follow past the police station on your right hand side. Continue into South Way. At the crossroads follow straight over into Tower Street with Minerva Court being found on the right hand side.

## Services & Tenure

The tenure is Leasehold, 99 years from 27 May 1988. Mains water, drainage, gas and electricity are connected. Ground rent is £100 per annum. There is a service/maintenance charge of £4,167.96 per annum, paid monthly.

## Local Authority

Cotswold District Council

Council Tax Band: E





**Our reference**  
CIR/SM/RN/18012023

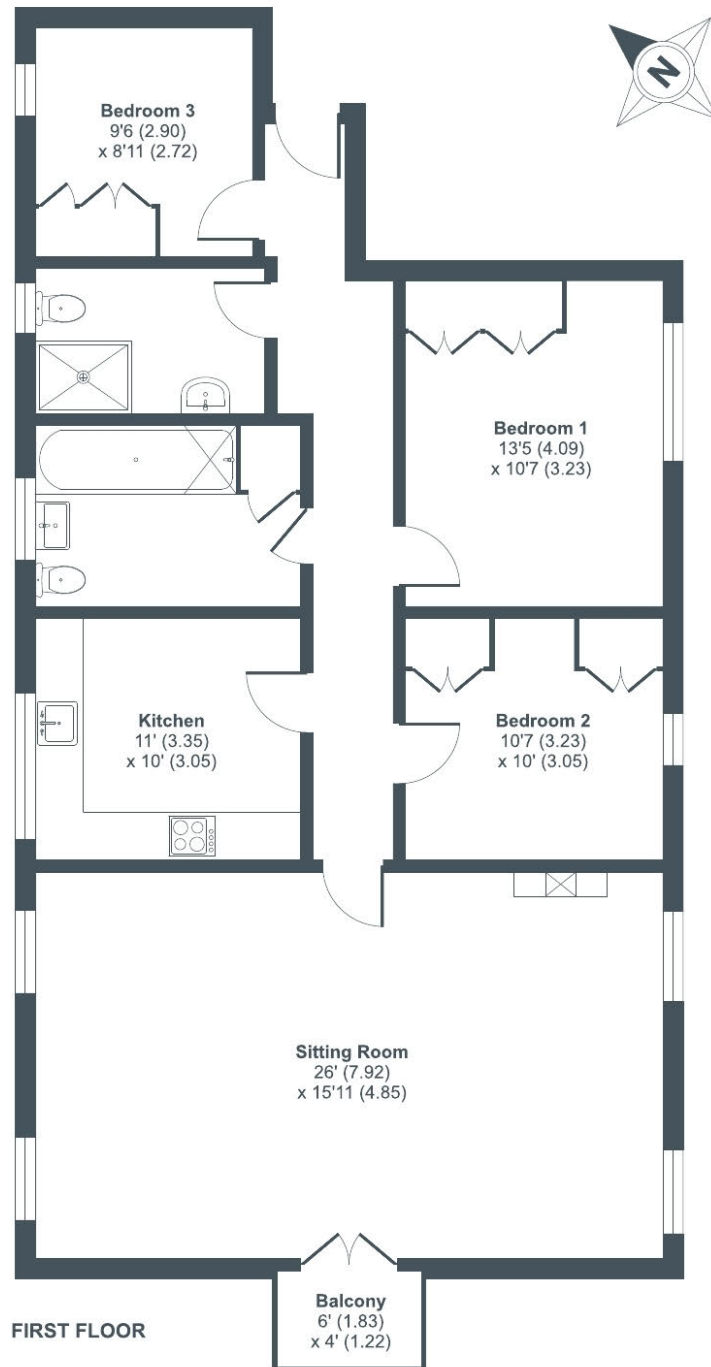
**We'd love to hear from you**  
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL  
T: 01285 655355  
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



# Tower Street, Cirencester, Gloucestershire, GL7

Approximate Area = 1172 sq ft / 108.8 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). © nichecom 2024. Produced for Perry Bishop. REF: 1075610



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

[perrybishop.co.uk](https://perrybishop.co.uk)

**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.

Gloucestershire • Oxfordshire • Wiltshire

