

PerryBishop

PROPERTY MADE PERSONAL

Flat 16, Homeberry House, Ashcroft Gardens, Cirencester, Gloucestershire, GL7 1RU



First floor retirement apartment • One bedroom • Lift access • Sitting room • Kitchen and shower room • Residents living room • Communal grounds • Town centre location • EPC C



Key Features



1
Bedroom



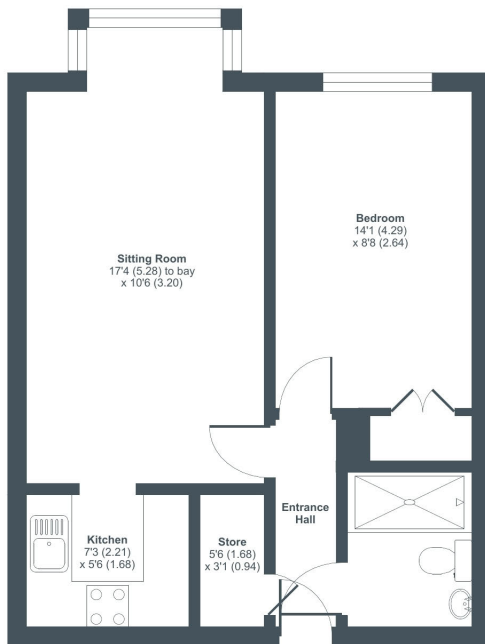
1
Bathroom



1
Reception

Ashcroft Gardens, GL7

Approximate Area = 482 sq ft / 44.8 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 2024. Produced for PerryBishop. REF: 1139746



About the property

A first floor, one double bedroom retirement apartment, lift access, communal garden and residents living room all situated in central Cirencester.

A communal entrance door with intercom entry system leads to the communal hallway giving access to all apartments and facilities, while a lift and stairs take you to the first floor. The apartment itself comprises entrance hall, shower room, double bedroom with built-in wardrobe, sitting room with box bay window overlooking the communal gardens and open to the kitchen.

Homeberry House benefits from a 24 hour emergency care line system and a lift to all floors. A residents' lounge with kitchenette is available to all with views onto the communal grounds, a visitors flat is available to book and shared toilets are provided on the ground floor. It is a condition of purchase that residents be over the age of 60 years.

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.

Cirencester 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.

Homeberry House is situated within a 0.3 mile level walk of Cirencester town centre's Market Place.

Directions

From our office in Silver Street turn right into Castle Street, keep left and at the small roundabout turn left into Ashcroft Road. After the zebra crossing turn right into Ashcroft Gardens and turn left at the first turning opposite Lloyds Pharmacy. This leads to Homeberry House.

Services & Tenure

The tenure is Leasehold, 99 years from 1 September 1983.

Service/maintenance charge: £4,154.09 per annum. Payable in March and September. Ground Rent: £427.06 per annum, payable in March and September.

Mains water, electricity, and drainage are connected.

Local Authority

Cotswold District Council

Council Tax Band: A

Our reference

CIR/SM/RN/10062024

We'd love to hear from you

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