

PerryBishop

PROPERTY MADE PERSONAL

Mullings Court, Cirencester, Gloucestershire, GL7 2AW



Spacious ground floor apartment • Two double bedrooms • Dual aspect sitting dining room • Fitted kitchen • Shower room & separate cloakroom • Single garage • Well-tended communal gardens • No onward chain • EPC D



Mullings Court,

Cirencester, Gloucestershire, GL7 2AW

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

Offered for sale with no onward chain is this spacious ground floor, two double bedroom apartment conveniently positioned in central Cirencester and benefitting from a single garage, well-tended communal gardens with the Abbey Grounds just beyond.

The accommodation is arranged over one floor, approached via a communal hall with security intercom. The apartment itself comprises a generous entrance hall with large cupboard, cloakroom, shower room, the two double bedrooms both with built-in storage, fitted kitchen and a dual aspect sitting dining room.

Mullings Court sits within secure communal gardens, the apartment benefits from a single garage in the communal parking/garage area, residents must park within their garage on a daily basis. There is a large storage cupboard for exclusive use of this apartment.

Amenities

Dollar Street is an attractive street in the old part of Cirencester, lined with an interesting mixture of period properties, around a 200 yards walk of the Market Place, town centre.

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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club. There are excellent primary and secondary state schools and a sixth form college campus.

There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

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 Silver Street, Cirencester turn left towards the Market Place, at the traffic lights turn left, follow this road





into Dollar Street with Mullings Court being found on the right hand side. To access the rear turn right at Spitalgate Lane, take the first turning right to Dugdale Road with Mullings Court being found on the right hand side.

What 3 Words: ///continues.modifies.mouth

Services & Tenure

The property is Leasehold with an original term of 999 years from 1 April 1980.

Service Charge: £1,638.98 (1st April 2024 - 30th September 2024)

Ground Rent: £20 paid half-yearly

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/SW/RN/11072024

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

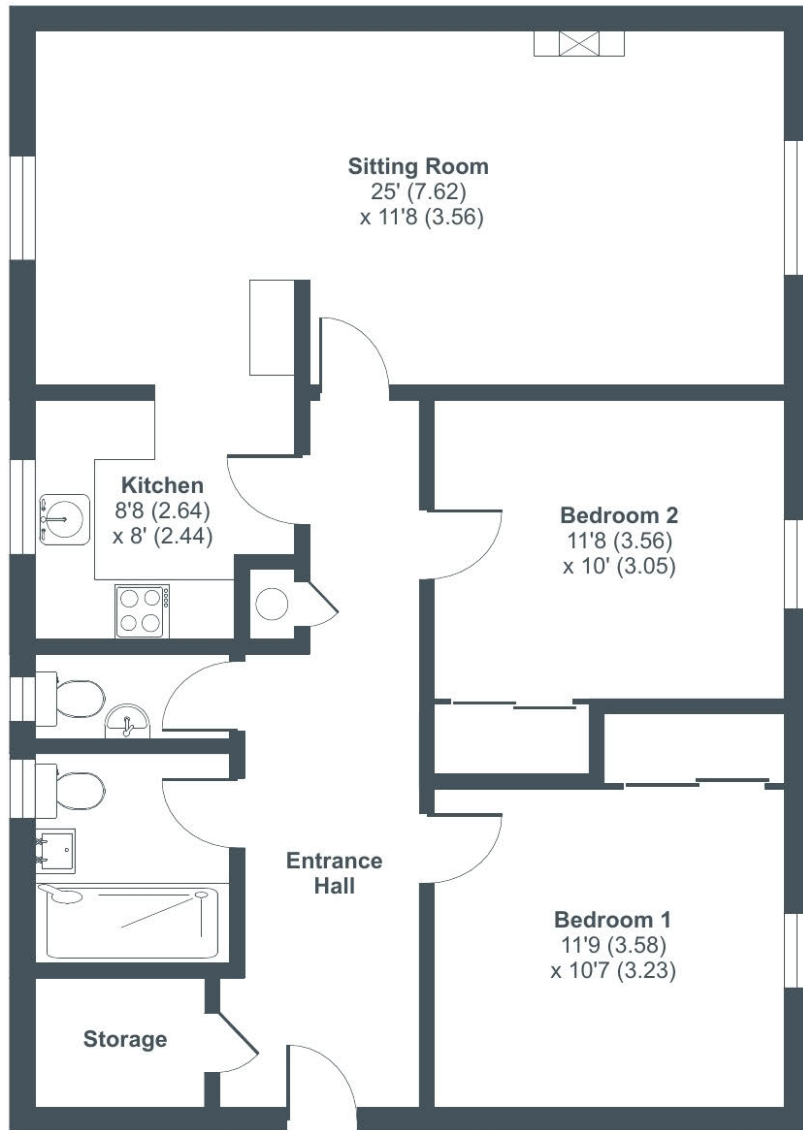
E: cirencester@perrybishop.co.uk



Mullings Court, GL7

Approximate Area = 900 sq ft / 83.6 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Perry Bishop. REF: 1158429



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E: cirencester@perrybishop.co.uk

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

