

PerryBishop

PROPERTY MADE PERSONAL

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



Two bedroom apartment for over 55s • Modern fitted kitchen • Move Ready • Generous sized sitting room • Sought after location • Pleasant outlook • Allocated parking • No onward chain • EPC D



Minerva Court,

Tower Street, Cirencester, Gloucestershire, GL7 1EF

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

A rarely available spacious two-bedroom top-floor apartment for the over 55s, 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 and a selection of integrated appliances, a light and airy, generous-sized sitting room with french doors opening out to a balcony, two double bedrooms, an open dining area (this could be converted to a third bedroom, subject to permission from landlord), a shower room, and a separate laundry 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.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

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 18 May 1988. Ground rent is £100 per annum until 2087, then reducing to zero (at start of extension period) Mains water, drainage, gas, and electricity are connected. There is a service/maintenance charge of £4,478.68 per annum.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/SM/RN/10042024

We'd love to hear from you

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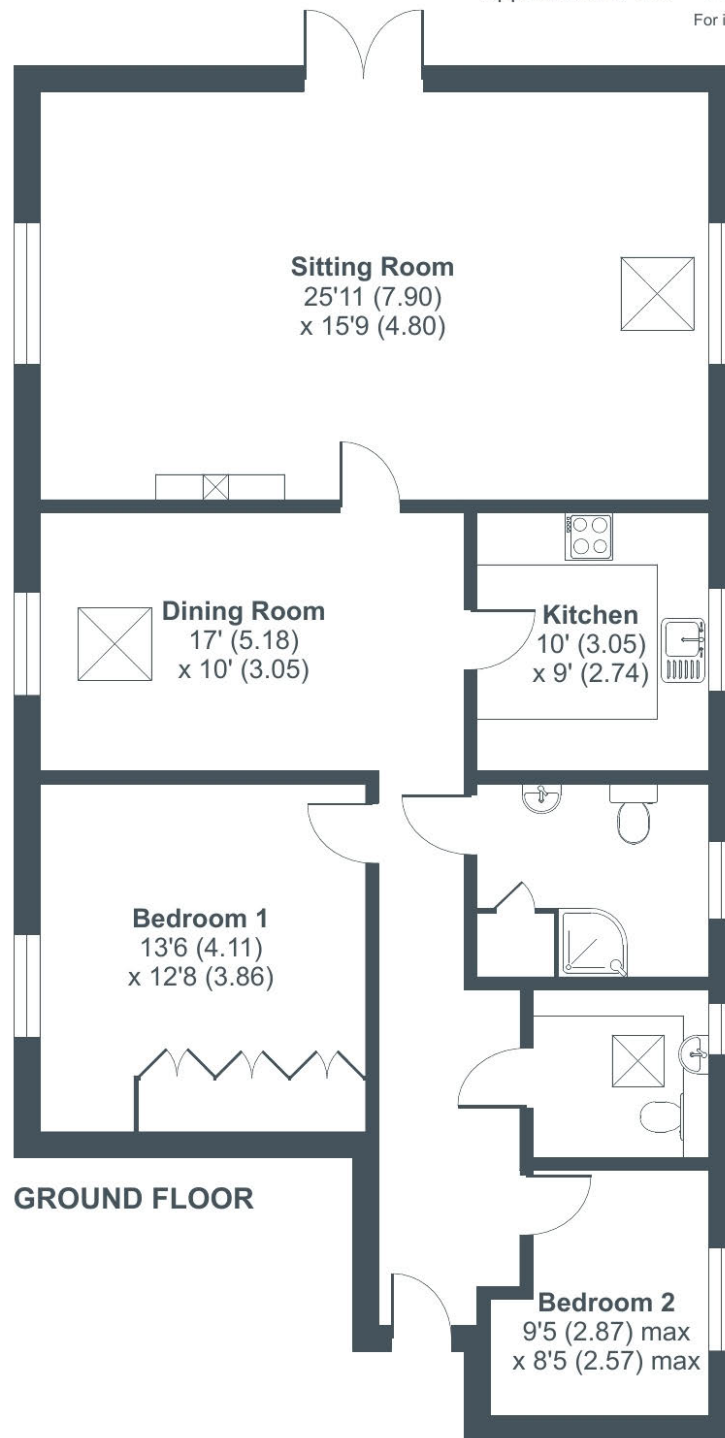




Tower Street, Gloucestershire, GL7

Approximate Area = 1174 sq ft / 109.1 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). © ntechcom 2023. Produced for Perry Bishop. REF: 1108868



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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.

Gloucestershire • Oxfordshire • Wiltshire

