

Chesterton House, Chesterton Lane, Cirencester, Gloucestershire, GL7 1XQ



Two bedroom apartment • En-suite to the main bedroom • Open plan sitting/ dining and kitchen
• Family bathroom • Pleasant outlook • Communal gardens • Allocated parking • EPC C

Chesterton House,

Chesterton Lane, Cirencester, Gloucestershire, GL7 1XQ

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

22 Chesterton House is a lovely first floor apartment forming part of this manor house conversion and development. Sitting on the outskirts of Cirencester town, the apartment is well placed with good access to all of its amenities and facilities.

The accommodation is approached via a communal entrance hall where there are stairs giving access to the first floor. The apartment is comprised of an entrance hall where a door leads to the open plan living. The kitchen area has a range of wall and base units with working surfaces over and integral appliances. The seating area is of generous proportion with ample room for a table and a sofa where you can sit and enjoy the outlook.

There are two good size bedrooms with the master having a fitted wardrobe and an en suite shower room. The main family bathroom has a white suite and completes the internal accommodation.

Outside there are communal gardens, a bin store, and an allocated parking space.

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 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 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, turn right into Castle Street. Follow the road round to the left and at the mini roundabout go straight ahead into Somerford Road. At the T junction at the top turn right and take the second left into Vyners Close, Chesterton House can be found on the right hand side. Number 22 is located at the rear of the building.

Services & Tenure

The tenure is Leasehold, 125 years from 1 February 2003. Ground rent is £200 per annum. The service/maintenance charge is £2,050 per annum, paid bi-annually.





Local Authority
Cotswold District Council

Council Tax Band: B

Our reference
CIR/SM/RN/07052024

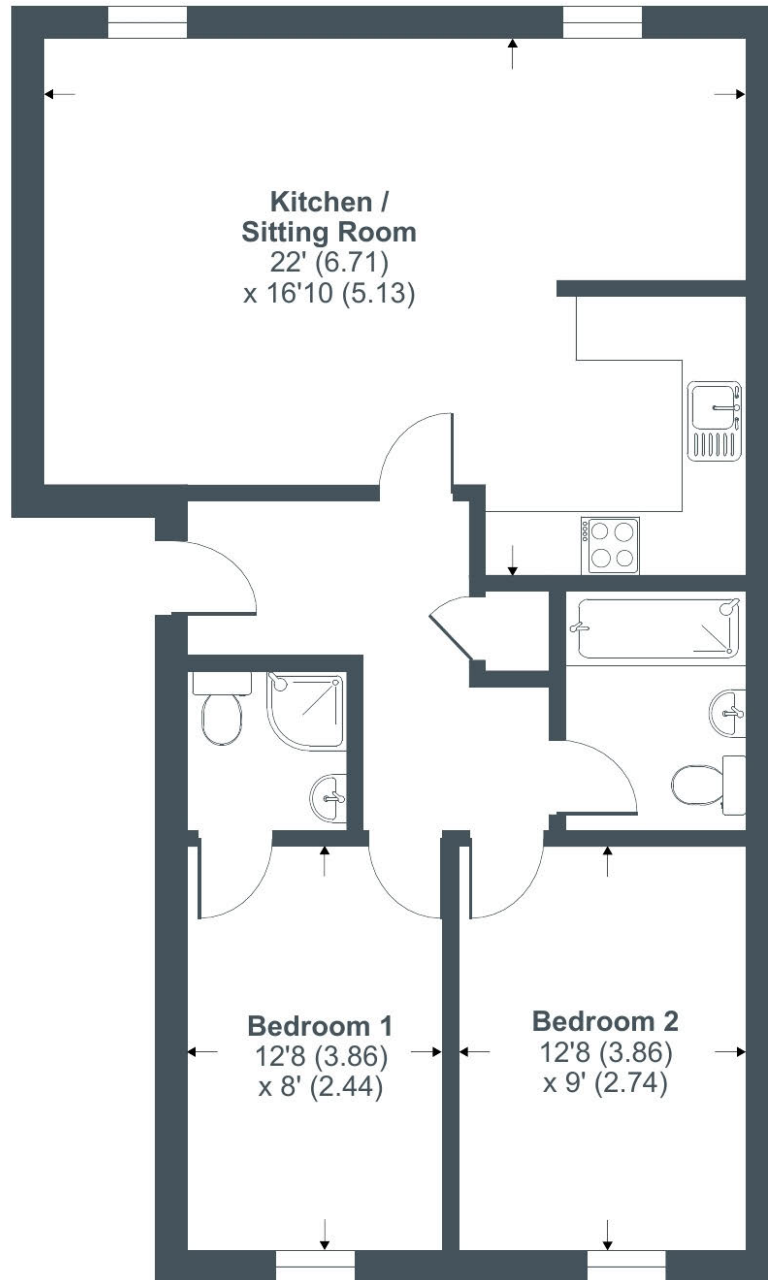
We'd love to hear from you
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 655355
E: cirencester@perrybishop.co.uk



Chesterton Lane, Gloucestershire, GL7

Approximate Area = 728 sq ft / 67.6 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). © n1checom 2024. Produced for Perry Bishop. REF: 1122486



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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

