

PerryBishop

PROPERTY MADE PERSONAL

Castellum House, South Way, Cirencester, Gloucestershire, GL7 1FN



Lovely one bedroom apartment • Heart of the town location • First floor accommodation • Open plan living • Double bedroom • EPC B



Castellum House,

South Way, Cirencester, Gloucestershire, GL7 1FN

Key Features



1
Bedroom



1
Bathroom



1
Reception

About the property

A beautifully appointed one-bedroom open-plan apartment sitting in the heart of the town. This delightful home is well-placed close to all of Cirencester's amenities and facilities.

The light and airy accommodation is approached via its own private front door into the open-plan living area. where there is ample room for a sofa and table. The kitchen area has a range of units with working surfaces over.

There is a generous double bedroom with an en-suite shower room.

N.B. This property does not come with an NHBC and some lenders may not lend on it until the property is 10 years old.

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.

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.

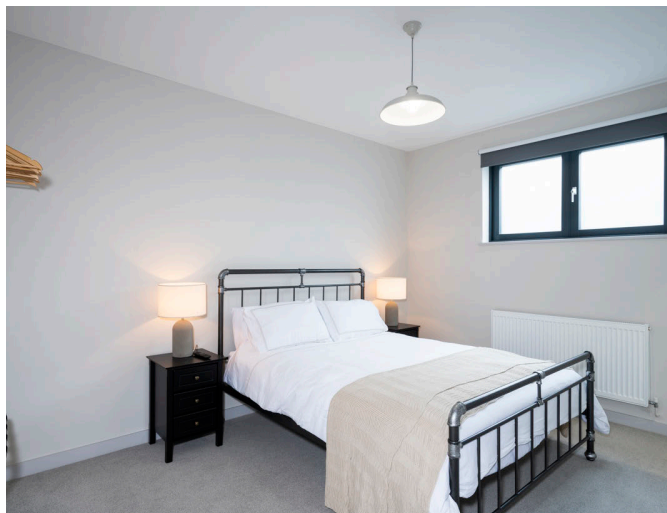
Directions

Leave our office bearing left along Castle Street. Continue over the traffic lights into Market Place. Take your next left in North Way, follow the road into South Way, and the property can be found on your right hand side opposite The Forum car park.

Services & Tenure

The leases will be new 999 year leases with a share of freehold. The service charge will be £60pcm to cover buildings insurance, annual gas and safety certificates for all, communal lighting, and the window cleaners who come once a month.



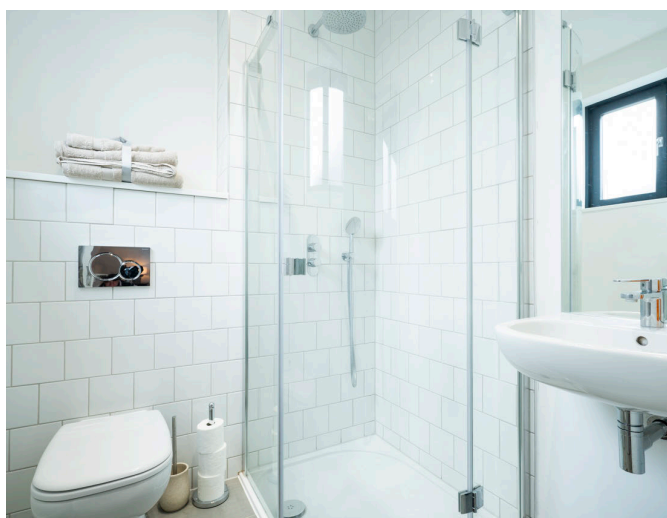


Local Authority
Cotswold District Council

Council Tax Band: A

Our reference
CIR/JC/RN/29052024

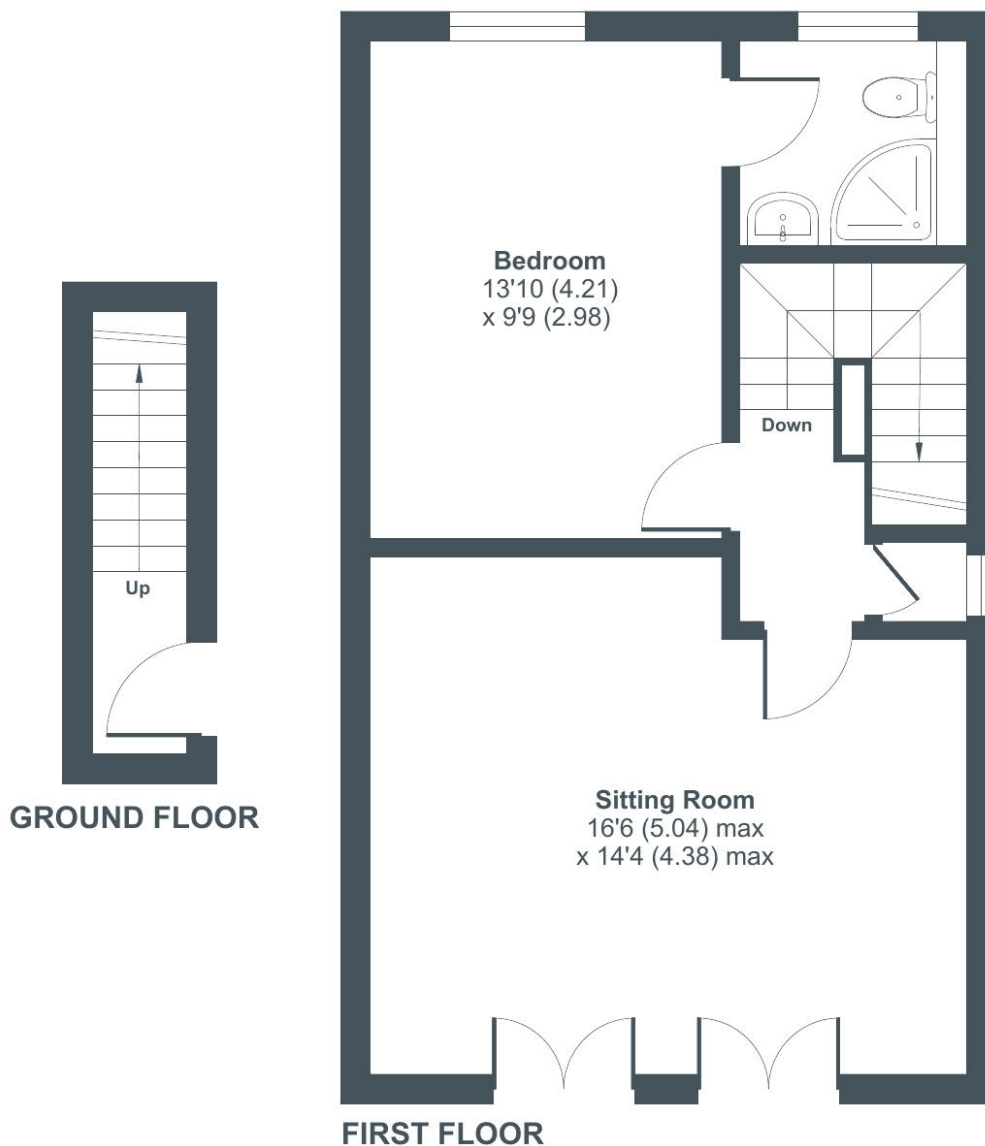
We'd love to hear from you
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South Way, Cirencester, GL7

Approximate Area = 505 sq ft / 46.9 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). © nchecon 2024. Produced for Perry Bishop. REF: 1137266



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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

