

Beecham Lodge, Somerford Road, Cirencester, Gloucestershire GL7 1WR



First floor retirement apartment • Double bedroom • Sitting room, fitted kitchen with integrated appliances • Shower room • Communal gardens • Approximately half a mile from the town centre • Guest suite for visitors • Must be independent of care and over 60 years old • EPC B

Beecham Lodge,

Somerford Road, Cirencester, Gloucestershire GL7 1WR

Key Features



1
Bedroom



1
Bathroom



1
Reception

About the property

A beautifully presented first-floor one-bedroom apartment forming part of this ever-popular residential development for the over 60s on the outskirts of the town centre of Cirencester, close to a wide range of amenities and facilities.

This lovely apartment briefly comprises its own personal front door leading into the entrance hallway where there is a door to the sitting room. The kitchen has a range of wall and base units with working surfaces over and integral appliances.

The double bedroom has built-in wardrobes. The shower room has a walk-in shower, wash hand basin set in a vanity unit, and WC.

On-site facilities include a residents' communal lounge, well-tended communal gardens, resident parking and lift access to all floors. A lodge manager is on-site 5 days a week from 9am - 5pm, and a bookable furnished guest suite is available. Each

apartment has its own entry system and 24-hour careline service. There is a full and varied programme of activities and events such as regular coffee mornings, film club, guest speakers, art club, and fish and chip supper, just to mention a few.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

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.

Directions

From our office in Cirencester, travel out of town along Castle Street and head south onto Sheep Street, then bear left towards the mini-roundabout. Take the second exit and continue over the by-pass and onto Somerford Road.





Beecham Lodge is located on the right hand side before the junction with Chesterton Lane.

What3Words: ///wagers.digests.reforming

Services & Tenure

The tenure is leasehold, 125 years from 2015. Service charge is £3,228.70 per annum payable May and December, the service charge includes building insurance. Ground Rent £760.94 per annum, to be reviewed November 2029. Mains water, drainage and electricity.

Local Authority

Cotswold District Council

Council Tax Band- C

Our reference

CIR/JM/MS/27032025

We'd love to hear from you

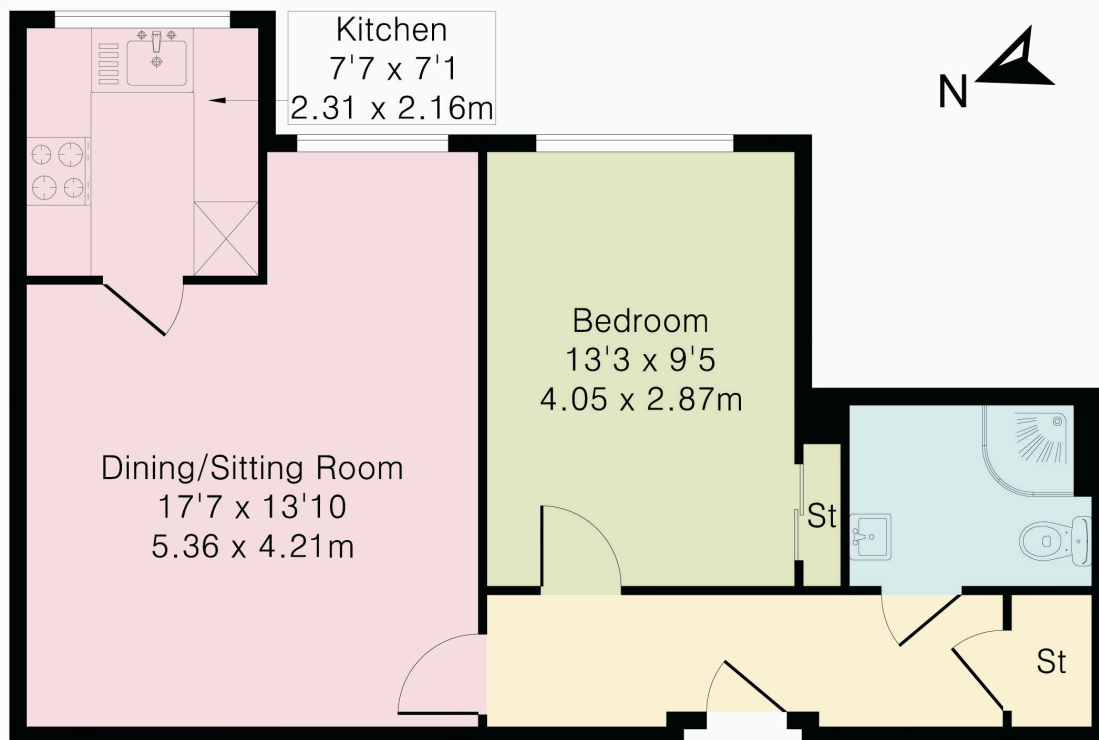
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk



Approximate Gross Internal Area 527 sq ft - 49 sq m



First Floor

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

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