

PerryBishop

PROPERTY MADE PERSONAL

Bath Gate Place, Hammond Way, Cirencester, Gloucestershire, GL7 1ZJ



Ground floor retirement apartment • One double bedroom with generous walk in wardrobe • Sitting/dining room • House Manager, 24-Hour Emergency Call System, Residents Lounge and Guest Suite for Friends and Family • Patio area • Allocated parking space • Furnishing can be included within the sale if required • No onward chain • EPC B



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Furnishing can be included within the sale is required.

Key Features



1
Bedroom



1
Bathroom



1
Reception

About the property

Offered for sale with no onward chain is this beautifully appointed and immaculately kept one bedroom ground floor, show home apartment in this highly regarded retirement complex, built by McCarthy & Stone exclusively for the over 60s and situated within easy reach of Cirencester's town centre.

The apartment benefits from being situated to the quieter rear of the development with the accommodation comprising entrance hall, which leads into the sitting room that opens out to a patio area open to the communal gardens, a modern fitted kitchen is also accessed off the sitting room. Accessible from the entrance hall is a large utility cupboard, shower room and the double bedroom with a generous walk in wardrobe.

Outside, the property has the added benefit of an allocated parking space, it has attractive landscaped communal gardens, offering a place to sit and relax. The complex provides a homeowner's lounge, a House Manager and a guest suite for visitor's use.

Broadband and mobile phone 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.

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, 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.

Directions

From our office in Silver Street, turn right into Castle Street. At the end bear left and keep in the right hand lane. At the roundabout take the third exit and Bath Gate Place can be found on the right hand side.

NB - Please be aware there is no access to the car park for viewers, please park on the road outside or on the Old Tetbury Road.





What3Words: ///cobble.duplicate.static

Services & Tenure

The tenure is Leasehold.

The annual service charge is £2,964.60 for the financial year ending 30/06/2025.

and includes

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance



Lease Information - Lease: 999 years from the 1st June 2016

Ground rent: £425.00 per annum

Ground rent review: 1st June 2031

Local Authority

Cotswold District Council

Council Tax Band- D

Our reference

CIR/SW/MS/08082024

We'd love to hear from you

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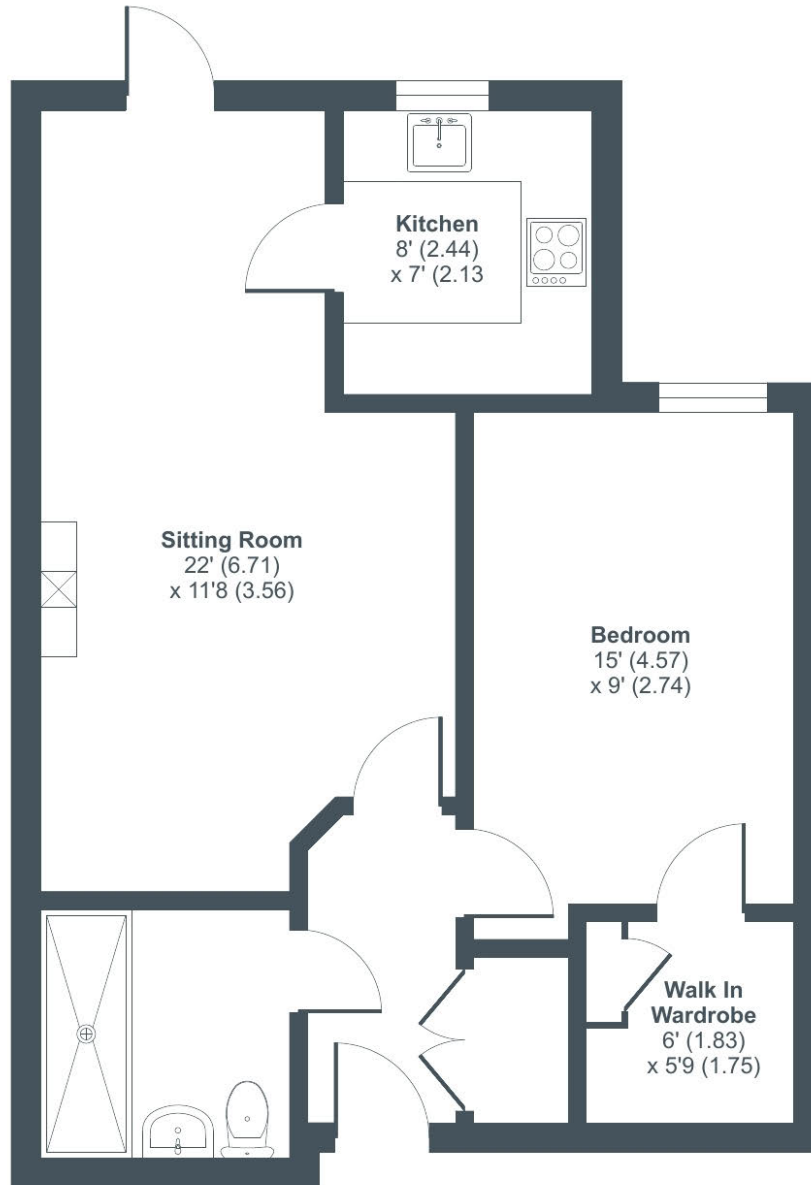
E: cirencester@perrybishop.co.uk



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Approximate Area = 562 sq ft / 52.2 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). © ntechcom 2024. Produced for Perry Bishop. REF: 1173371



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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

