

PerryBishop

PROPERTY MADE PERSONAL

Apartment, Sycamore Grange, Lime Crescent, Siddington Park, Siddington, Cirencester, GL7 6GR



A retirement village by Rangeford Villages exclusively for the over 60s • Open plan living • One bedroom • Underfloor heating • Walk in shower room • Use of the wellbeing spa with swimming pool, hydro pool, sauna and steam room, gym, dance studio and craft room • Onsite restaurant and hairdressers • EPC B



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Key Features



1
Bedroom



1
Bathroom



1
Reception

About the property

A charming ground floor pre-owned retirement apartment in a sought-after location. This beautiful property has level access via its own front door and comprises entrance hall, open plan modern fitted kitchen/ dining / living space, utility, walk in shower room and a spacious bedroom with ample fitted storage. The apartment further benefits from under floor heating throughout and 24 hour emergency support console.

Ideal for individuals or couples looking for a comfortable living space. The apartment offers use of a patio area off the lounge and access to well-maintained communal gardens, perfect for enjoying the outdoors.

With allocated owner parking available to rent*, convenience is key for those with vehicles. This property is ideal for those seeking a peaceful retirement setting, offering a tranquil environment to call home.

Please note, apart from the kitchen fittings supplied the apartment is sold unfurnished.

Amenities

Siddington Park, a lifestyle village exclusively for the over 60s where you can enjoy a spacious apartment in a village set among beautifully landscaped gardens, on the outskirts of the thriving Roman market town of Cirencester, the capital of the Cotswolds.

Set among landscaped, beautiful grounds with mature trees and gardens, Siddington Park village is designed with your enjoyment and wellbeing in mind, complete with bark park for owners' pet dogs.

Central to the village is The Pavilion, this is the place for meeting with friends old and new over a midday coffee, lunch or even dinner, or hire the private dining room for a special occasion with your family. It also houses the wellbeing spa with swimming pool, hydro pool, sauna, steam room, gym, dance studio and craft room. Join other Rangeford residents in the lounge cinema for an evening film or out on a trip courtesy of the village transport. You can choose to be as relaxed or active as you wish. Rangeford Villages offers domiciliary care on a continued or ad hoc basis.

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

From Cirencester Town head South onto the A419 signposted Preston and Swindon. Pass the turning for Preston on your left





you come to a small roundabout, take the second exit entering into Siddington Park, the marketing suite is situated on the left.

The marketing suite is open daily 10am to 5pm.

What 3 Words: ///such.path.awoke

Services & Tenure

The Tenure is Leasehold - 999 years from January 2022.

Monthly Community fee based on single person occupancy paying 100% is £657 per month.

*There is an additional fee of £250 p.a for the allocated parking space.

**Other charges apply in addition to the purchase price: a Monthly Community Fee, which includes ground rent, and a Deferred or Upfront Community Fee. Please ask the Siddington Park sales advisors for details.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

CIR/SM/RN/04102024

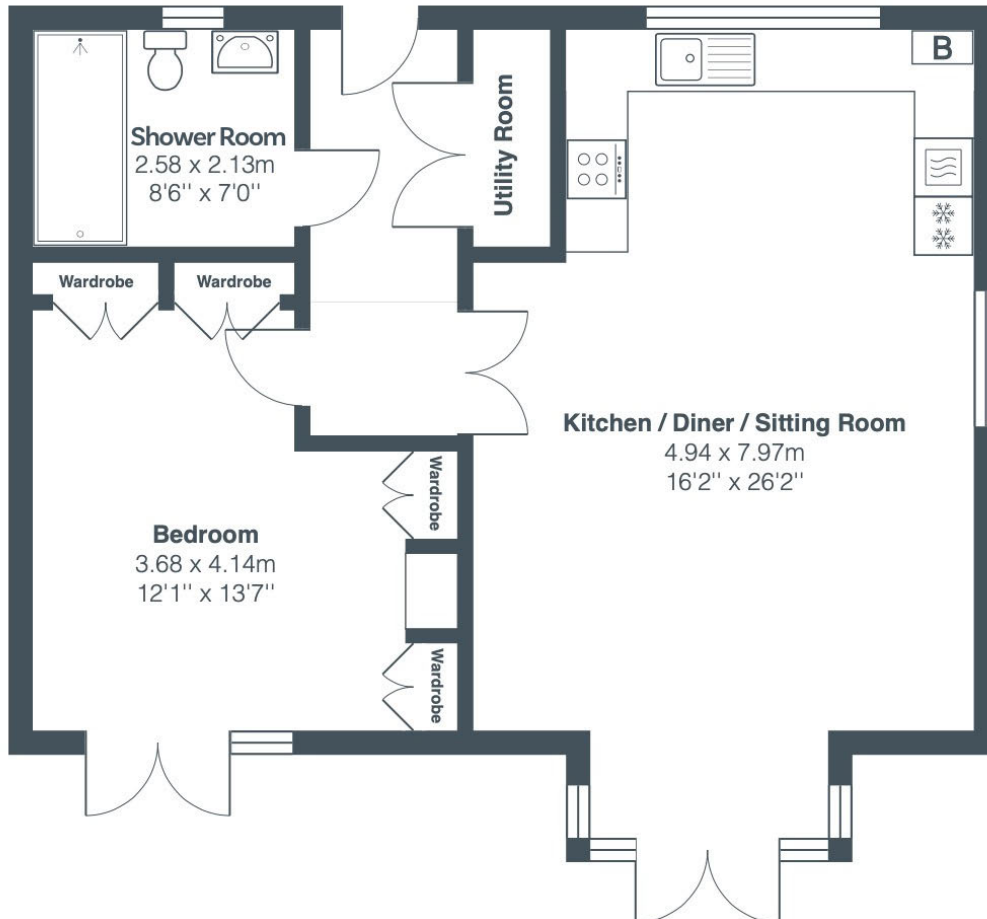
We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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Total Area: 66.7 m² ... 718 ft²

All measurements are approximate and for display purposes only

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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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