

Apartment 26, Beecham Lodge, Somerford Road, Cirencester, Gloucestershire GL7 1WR



First floor retirement apartment • One double bedroom • Sitting room • Modern fitted kitchen with integrated appliances • Communal gardens • Guest suite for visitors • Must be independent of care and over 60 years old • No onward chain • EPC B

Apartment 26, Beecham Lodge,

Somerford Road, Cirencester, Gloucestershire GL7 1WR

Key Features



1
Bedroom



1
Bathroom



1
Reception

About the property

A first floor one bedroom retirement apartment for the over 60s in a quiet residential area approximately half a mile's walk from Cirencester town centre.

The apartment is entered via a front door into a welcoming entrance hallway with a useful deep storage cupboard. The open plan sitting/dining room has a lovely outlook over the gardens to the rear. Off the sitting room is the modern kitchen, which comprises a good range of units and integral appliances. The spacious bedroom has a double built-in wardrobe. The bathroom completes the accommodation and comprises a walkin bath, vanity unit with wash hand basin inset and low-level WC. All the main rooms have southerly facing windows overlooking the garden.

On site facilities include a residents' communal lounge, well-tended communal gardens, residents parking and lift access to all floors. There is a lodge manager on site five days per week

from 9am to 5pm and a bookable, fully furnished guest suite. Each apartment has its own secure camera entry system, 24-hour Careline service and the apartment is warmed throughout the year by ground source heating (included in the service charge). There is a very full and varied programme of activities and events, such as regular coffee mornings, film club, guest speakers, art club, book club, fish and chip suppers to mention just a few.

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.

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: ///pulp.paddocks.divisions

Services & Tenure

The tenure is Leasehold, the lease being 125 years from 1 November 2015.

Service charge (paid in advance) 01/12/24 - 31/05/25
£1,614.35

Ground rent (paid in advance) 01/12/24 - 31/05/25
£380.47

Local Authority

Cotswold District Council

Council Tax Band C

Our reference

CIR/SW/RN/04122024

We'd love to hear from you

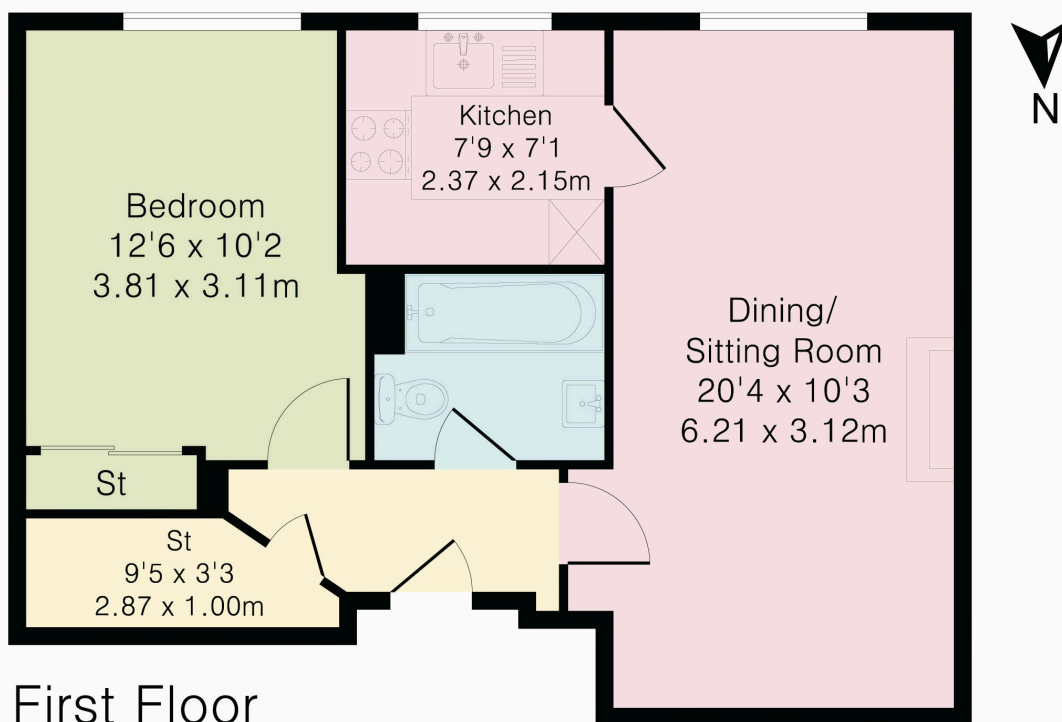
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Approximate Gross Internal Area 518 sq ft - 48 sq m



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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