

# PerryBishop

PROPERTY MADE PERSONAL

**Barclay Court**, Trafalgar Road, Cirencester, Gloucestershire, GL7 2EN



One bedroom first floor retirement apartment • Well presented • Sitting room, kitchen • Recently installed shower room • Communal lounge • Half a miles walk of Cirencester town centre • No onward chain • EPC B



## Key Features



1  
Bedroom



1  
Bathroom



1  
Reception

## About the property

This lovely first-floor, one-bedroom retirement apartment has been carefully looked after and enjoys an outlook to the front.

Set in this well-run development within half a mile walk of Cirencester town centre, the property is well placed with good access to all of its amenities and facilities and benefits from being sold with no onward chain.

Barclay Court offers its residents a wide range of facilities including a communal lounge for entertaining and social events, communal washing facilities, a guest room, which is available through a booking system at a nominal cost, and landscape communal gardens available to use all year round and parking if required.

The apartment comprises an entrance hall, a sitting room with room for a table, a fitted kitchen, a double bedroom, and a shower room.

Outside there is residents parking.

## Amenities

Cirencester is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

## 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 our office in Silver Street, Cirencester proceed towards the Market Place, turning left into Gosditch Street. Follow this road into Dollar Street and bear right into Spitalgate Lane. Turn left into Trafalgar Road with Barclay Court being found immediately on the right hand side.

What 3 Words: [///linguists.cotton.defaults](https://www.what3words.com/linguists.cotton.defaults)

## Services & Tenure

The tenure is Leasehold, 125 years from 1 May 2016.

Service/Maintenance Charge: £2,360 per annum.

## Local Authority

Cotswold District Council

Council Tax Band: B

## Our reference

CIR/JC/RN/31102024

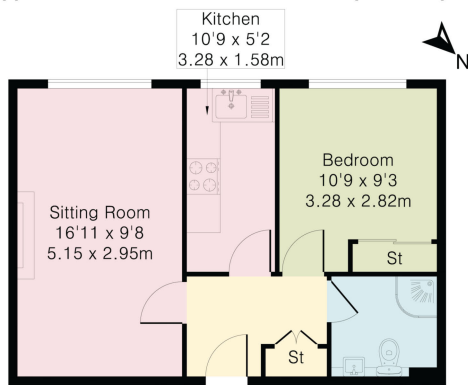
## We'd love to hear from you

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Approximate Gross Internal Area 416 sq ft - 39 sq m



First Floor

PerryBishop  
PROPERTY MARK SPECIALISTS

