

Priory Mews, Trafalgar Road, Cirencester, Gloucestershire, GL7 2EL



First floor retirement maisonette • Two bedrooms • Sitting room, kitchen • Shower room • Balcony, communal gardens • Visitor and residence parking • No onward chain • EPC C

Priory Mews,

Trafalgar Road, Cirencester, Gloucestershire, GL7 2EL

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

A lovely two-bedroom first-floor apartment with the added benefit of a balcony. Positioned in this well-run complex, the property is within easy reach of all of Cirencester's amenities and facilities.

The accommodation briefly comprises a communal hallway with a stairlift that leads to the property, and is 50% shared with the neighbouring apartment. A personal door leads into the apartment where the entrance hall has a storage cupboard and an airing cupboard. Double doors open up into the sitting room where there is an attractive fireplace and patio doors leading out onto the balcony. The kitchen/breakfast room has a range of wall and base units with working surfaces over and some integral appliances.

There are two bedrooms with the principal bedroom having fitted wardrobes. The shower room has a fitted shower, a wash hand basin set in a vanity unit, and a WC.

Outside, there are communal grounds and residents parking together with communal activities at Barclay Court.

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 clubs, and within the town a bowls club.

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 turn left into Castle Street and follow through the Market Place. At the traffic lights go straight on and stay in the left hand lane. Take the first exit at the roundabout and stay in the left hand lane, at the traffic lights turn left into Spitalgate. Take the first right into Trafalgar Road and continue to where it bends to the left, Priory Mews can be found on the right.





What 3 Words: [///plotter.glassware.fussed](https://plotter.glassware.fussed)

Services & Tenure

The tenure is Leasehold, 99 years from 29 July 2004.

Service/Maintenance Charge: £1,965.12 per annum.

Ground Rent: £163 approx per annum.

Local Authority

Cotswold District Council

Council Tax Band: B

Our reference

CIR/JC/RN/26112024



We'd love to hear from you

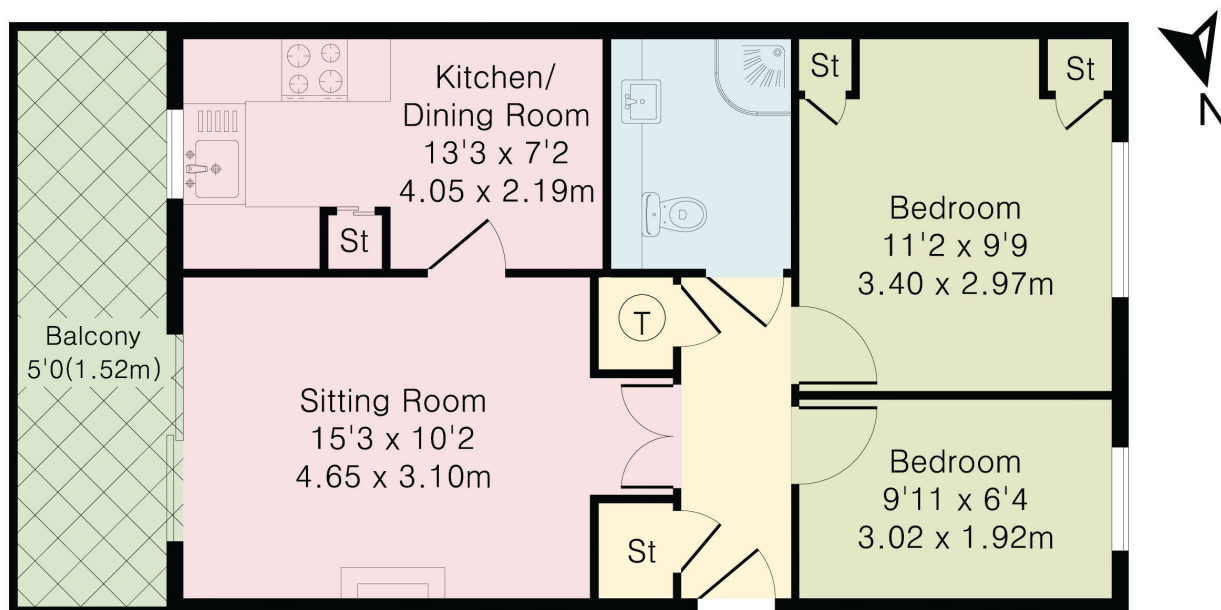
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Approximate Gross Internal Area 521 sq ft - 48 sq m



First Floor

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PROPERTY MADE PERSONAL

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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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