

Flat 6, 2 Cross Close, Cirencester, Gloucestershire, GL7 1FX



Top floor apartment • One bedroom • Open plan living • Fitted kitchen area • Rental income approx. £700pcm. 4.5% yield • Investors only • Pleasant location • No onward chain • EPC B

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Key Features



1
Bedroom



1
Bathroom



1
Reception

About the property

A lovely top floor apartment, in the Kingshill Meadow Development on the outskirts of Cirencester and close to local amenities.

The accommodation is reached through a communal door and accessed by a set of stairs. It has its own front door leading into a large light reception hallway.

The open plan living room leads to an airy sitting room/kitchen. The fitted kitchen has a range of base, wall units and integrated appliances, including a fridge and freezer.

There is a good sized bedroom and the bathroom has a white fitted suite with a separate shower cubicle.

Outside, there is one allocated car parking space.

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.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

Leave our office and turn left onto Castle Street, go through Market Square and into Dyer Street. At the traffic lights go straight on to the roundabout. At the roundabout take the third exit and head along this road to the next roundabout,





taking the first exit. Take the first turning left into Middle Mead. Follow the road round, and Closs Close is on your left. The apartment can be found along on your left hand side.

What 3 Words: ///lemons.festivity.depth

Services & Tenure

The tenure is Leasehold, 125 years from 01.03.2010.

Service/Maintenance Charge: £1,072.6 per annum.

Ground Rent: £150 per annum.

All mains services are connected.

Local Authority

Cotswold District Council

Council Tax Band: A

Our reference

CIR/SM/RN/13012025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

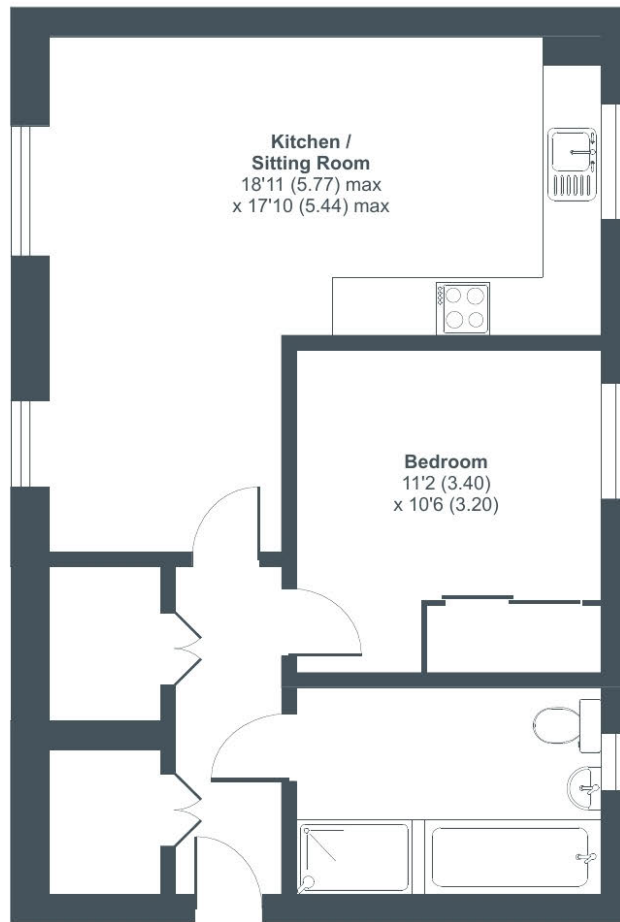
E: cirencester@perrybishop.co.uk



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Approximate Area = 563 sq ft / 52.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1228977



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perrybishop.co.uk

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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