

PerryBishop

PROPERTY MADE PERSONAL

Rivercourt, Beeches Road, Cirencester, Gloucestershire, GL7 1BN



- No onward chain
- First floor apartment
- One bedroom
- Dual aspect sitting room
- Communal gardens
- Close to town centre
- Allocated parking space
- EPC C

Key Features



1
Bedrooms

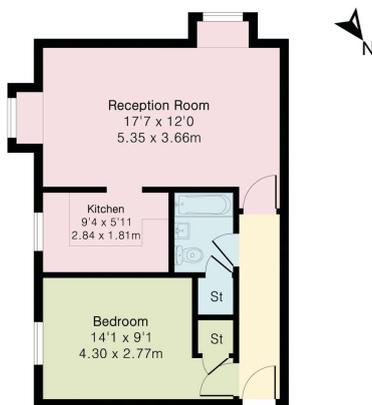


1
Bathrooms



1
Receptions

Approximate Gross Internal Area 476 sq ft - 44 sq m



First Floor

PerryBishop



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the total square footage of the property within this plan. The figure shown is for reference only and should not be relied on as a basis of valuation.

Our reference

CIR250071
5th March 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
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About the property

Offered for sale with no onward chain and conveniently situated within half a mile's walk of Cirencester town centre allowing easy access to the numerous amenities Cirencester has to offer is this one bedroom first floor apartment benefiting from an allocated car parking.

The flat is located on the first floor with the accommodation comprising entrance hall, double bedroom, bathroom and sitting room open to a fitted kitchen.

The property has an allocated parking space.

Leasehold with original term of 99 years from 1st April 1989.

Service Charge for 01/04/25-31/03/26 was £1,273.70

Ground Rent for 01/04/25-31/03/26 was £313.55

Amenities

The market town of Cirencester dates back to Roman times and 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, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

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

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

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

From our office in Cirencester turn left into the Market Place. Proceed into Dyer Street and at the traffic lights go straight over into London Road. Take the turning on the right hand side into Beeches Road and the property can be found further up the road on your left hand side.

What 3 Words

sprains.examine.dugouts

Services & Tenure

Tenure – Leasehold, 99 years from 1989. Service Charge for 01/04/25-31/03/26 was £1,273.70, Ground Rent for 01/04/25-31/03/26 was £313.55.

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating – Electric

Local Authority

Cotswold District Council

Council tax Band - B



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.

