

# PerryBishop

PROPERTY MADE PERSONAL

Cirencester, Gloucestershire, GL7 1TN



One Bedroom • Ground Floor • Period building • Walking distance to town centre • Spacious sitting room • Kitchen • Bathroom • No onward chain • EPC D



Cirencester, Gloucestershire, GL7 1TN

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.

#### Key Features



1  
Bedroom



1  
Bathroom



1  
Reception

#### About the property

Introducing this charming period one bedroom ground floor apartment ideal for a single professional or a couple seeking a cosy home.

This property offers convenient access to local amenities and transport links. The apartment features a kitchen, a bright and airy living room, and a bathroom.

The property also benefits from a carport and off street parking, providing added convenience for residents.

#### 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

#### 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 proceed right into Castle Street, bear left at the end of the road into Sheep Street. Keep left going straight over the mini roundabout into Querns Hill, just as you start to proceed into Somerford Road take the first right into the bottom of Somerford Road with the property being found on the left hand side before the bend.

What 3 words : remedy.restores.yummy

#### Services & Tenure

The tenure is Leasehold with 961 years left. There is a service charge of £90 pcm

Mains electricity, water and drainage are understood to be connected.





### Local Authority

Cotswold District Council

Council Tax Band : A

### Our reference

CIR/SMcP/JK140325

### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

## *what the owner said*

Easy proximity to the facilities of fabulous Cirencester.

Quiet building.

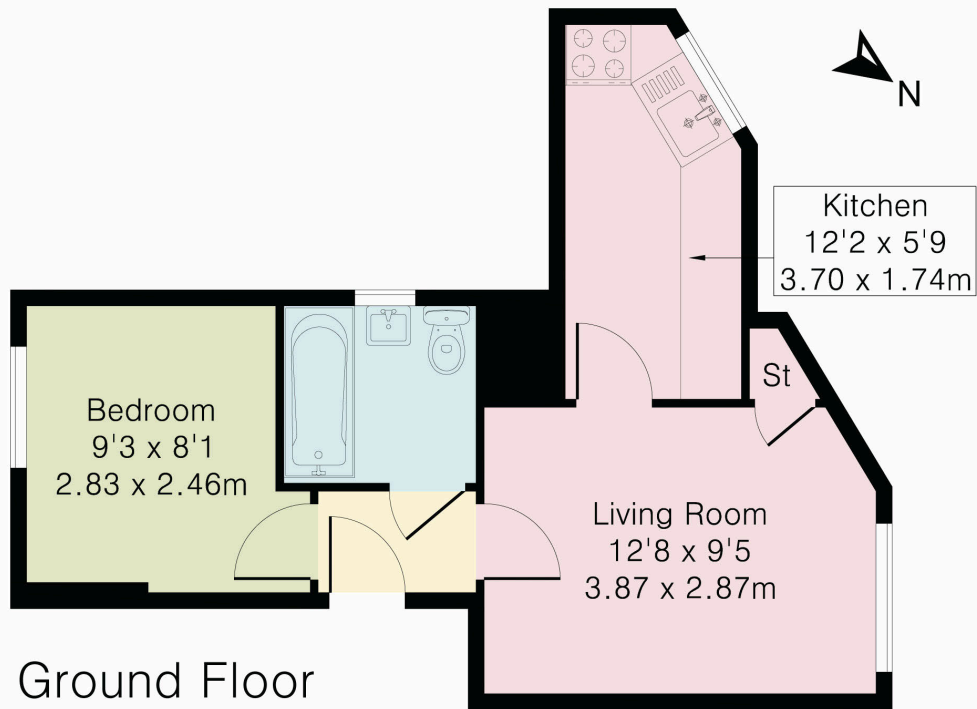
The carport perhaps could be used in part to extend Flat 3 subject to planning permissions. Good active management of the 7 flats, common parts and the grounds by Hardcastles agents. Imposing building of Victorian era of Cirencester. Flat 3 is energy efficient with insulation of external walls and 'Lot 20' storage heaters (2021)

Opportunity to buy into freehold management company (£1 shares) or remain a leaseholder.

'Envirovent' ventilation system in flat 3 and double glazed windows.



## Approximate Gross Internal Area 333 sq ft - 31 sq m



Ground Floor

PerryBishop  
PROPERTY MADE PERSONAL



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.



2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

[perrybishop.co.uk](http://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.

Gloucestershire • Oxfordshire • Wiltshire

