

PerryBishop

PROPERTY MADE PERSONAL

Flat 6, 52-54 Ashcroft Road, Cirencester, Gloucestershire, GL7 1QX



One bedroom apartment • Top floor • Open plan kitchen living • Close to town centre • En-suite shower room • No onward chain • EPC C



Key Features



1
Bedroom



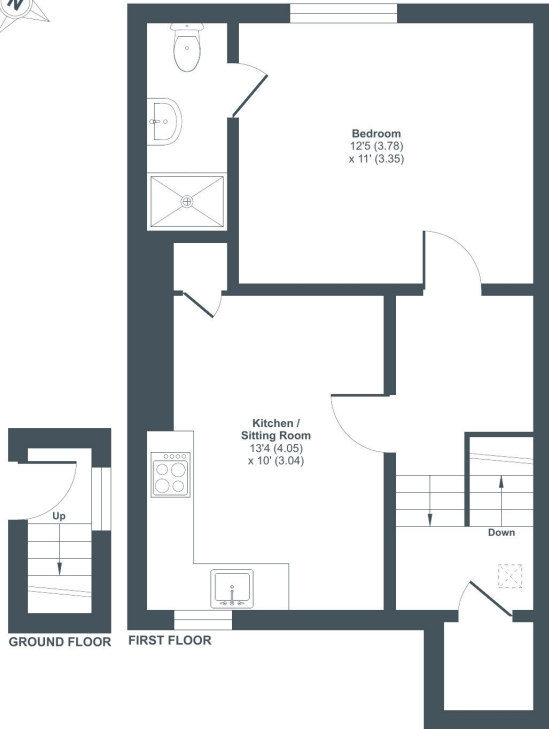
1
Bathroom



1
Reception

Ashcroft Road, Cirencester, Gloucestershire, GL7

Approximate Area = 438 sq ft / 40.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Perry Bishop. REF: 1231827

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PROPERTY MEASUREMENT

About the property

A light and airy top-floor apartment situated a short walk from the town centre.

The accommodation consists of an open plan kitchen/dining room which is fitted with oven, washer/dryer, and an under-counter fridge with an ice box.

A good-sized landing area would accommodate a seating area. The double bedroom is of a good size and has an ensuite shower room.

There is no allocated parking with this property, however very close to The Brewery car park and Residents Permit Parking is available through Cotswold District Council.

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, and within the town a bowls club. There are excellent primary and secondary state schools and a sixth form college campus.

There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

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 right into Castle Street. Bear left at the end of the road into Sheep Street. Keep left and at the mini roundabout turn left into Ashcroft Road, the property can be found on the left hand side.

What 3 Words: ///stammer.apartment.unlimited

Services & Tenure

The tenure is Leasehold, 125 years from 1 January 2010.

Ground Rent: £250 per annum

Service/Maintenance Fee: £338 per annum paid January (includes insurance)

Local Authority

Cotswold District Council

Council Tax Band: A

Our reference

CIR/SM/RN/21022025

We'd love to hear from you

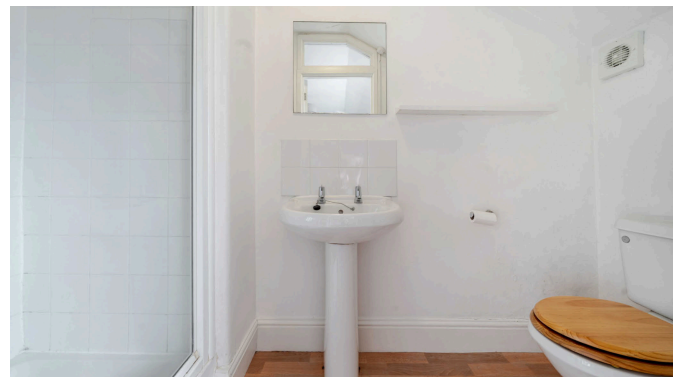
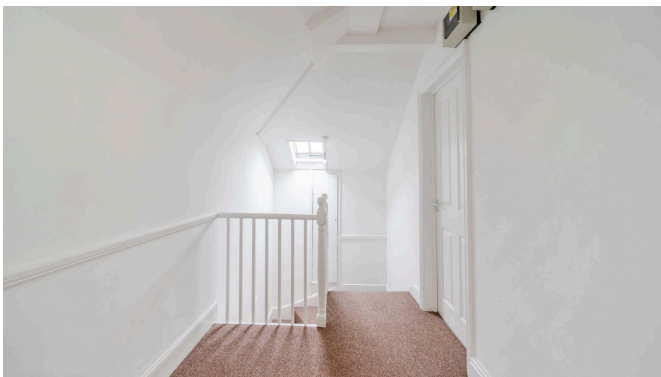
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what the owner said

"The flat is located centrally giving the owner easy access on foot to all the amenities which the town has to offer. More broadly, the flat is close to centres of education, a community hospital and significant local employers, making it an attractive base for an individual or a couple."



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.

