

# PerryBishop

PROPERTY MADE PERSONAL

Trafalgar Road, Cirencester, Gloucestershire, GL7 2EN



Two bedroom retirement apartment • Sitting room • Kitchen • Shower room • Communal lounge • Half a mile's walk of Cirencester town centre • NO ONWARD CHAIN • EPC D





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The two bedrooms are of good size, allowing plenty of storage space.

#### Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

#### About the property

A lovely top floor two bedroom apartment sitting close to the town centre of Cirencester with good access to all of its amenities and facilities.

Barclay Court offers its residents a wide range of facilities including a communal lounge for entertaining and social events, communal laundry facilities, a guest room which is available through a booking system at a nominal cost and landscaped communal gardens for use of all residents all year round, as well as parking if required.

The apartment itself comprises an entrance hall where there are both a storage cupboard and an airing cupboard. The sitting room has three windows and is next to the kitchen, which has a range of wall and base units with some integral appliances.

#### 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.

#### Amenities

Cirencester is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

#### Directions

From our office in Silver Street, Cirencester proceed towards the Market Place, turning left into Gosditch Street. Follow this road into Dollar Street and bear right into Spitalgate Lane. Turn left into Trafalgar Road with Barclay Court being found immediately on the right hand side.

What3Words /// quaking.musically.armrest







### Services & Tenure

The tenure is leasehold.

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

### Local Authority

Cotswold District Council.

Council Tax Band B.

### Our reference

CIR/TJ/CDH/17062025

### We'd love to hear from you

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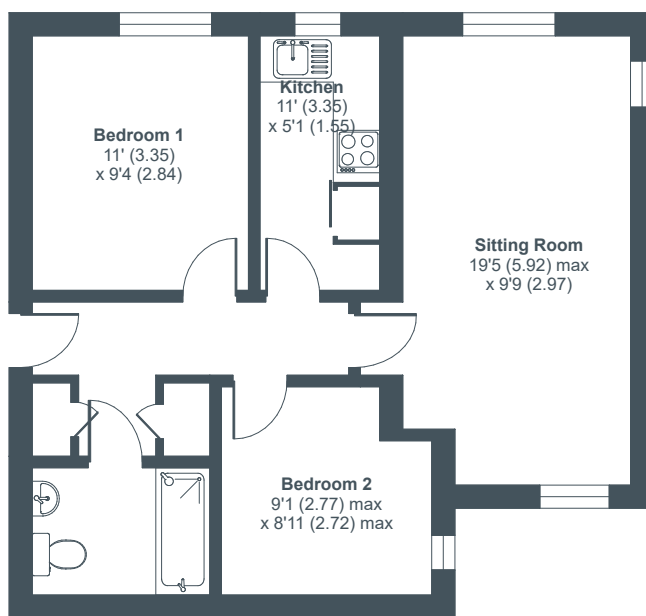




## Barclay Court, Trafalgar Road, Cirencester, GL7

Approximate Area = 583 sq ft / 54.2 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Perry Bishop. REF: 1306265

**PerryBishop**  
PROPERTY MEASUREMENT

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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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