

# PerryBishop

PROPERTY MADE PERSONAL

**Barclay Court**, Trafalgar Road, Cirencester, Gloucestershire GL7 2EN



First floor retirement apartment • Overlooking Abbey Way green • One bedroom • Sitting room, separate kitchen • Shower room • Communal residence lounge • Half a mile's walk of Cirencester town centre • NO ONWARD CHAIN • EPC C



## Barclay Court,

Trafalgar Road, Cirencester, Gloucestershire GL7 2EN

### Key Features



1  
Bedroom



1  
Bathroom



1  
Reception

### About the property

A lovely and well-presented first floor apartment in this popular and highly regarded retirement complex for the over 55s and sitting on the edge of the beautiful market town of Cirencester, close to all its amenities and facilities.

The accommodation, which enjoys a most pleasant outlook over Abbey Way, is approached via a communal hallway where there are stairs and lift to the first floor.

The apartment has a private front door that leads to the entrance hall, where there are two storage cupboards and an airing cupboard. The sitting room has a box-style window overlooking Abbey Way and the green, together with a feature fireplace. The kitchen has a range of all base units with work surfaces over. The bedroom again has a box-style bay window enjoying the outlook of the green. The shower room has a white suite with a shower cubicle, wash hand basin and WC.

Outside, there are communal gardens to enjoy and residence parking. There is a wide range of facilities including residence lounge for entertaining and social events, communal laundry facilities and the guest room which is available through a booking system as a cost.

### 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.

#### **Services & Tenure**

The tenure is leasehold, 125 years from May 2016. Service charge £196.96 a month. All mains services are understood to be connected.

#### **Local Authority**

Cotswold District Council

Council Tax Band- A

#### **Our reference**

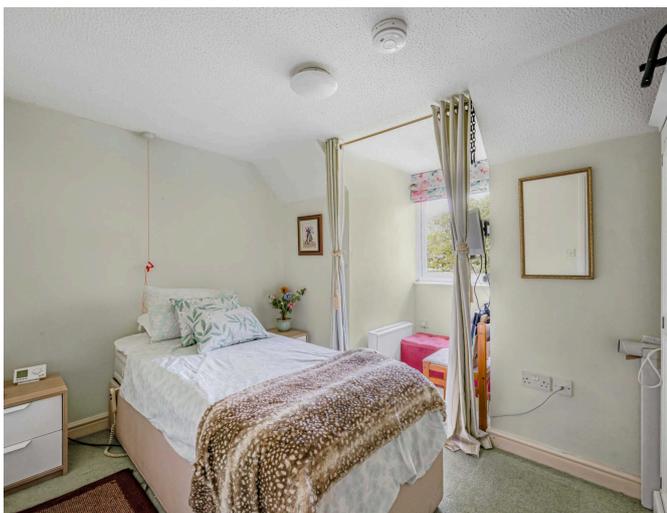
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#### **We'd love to hear from you**

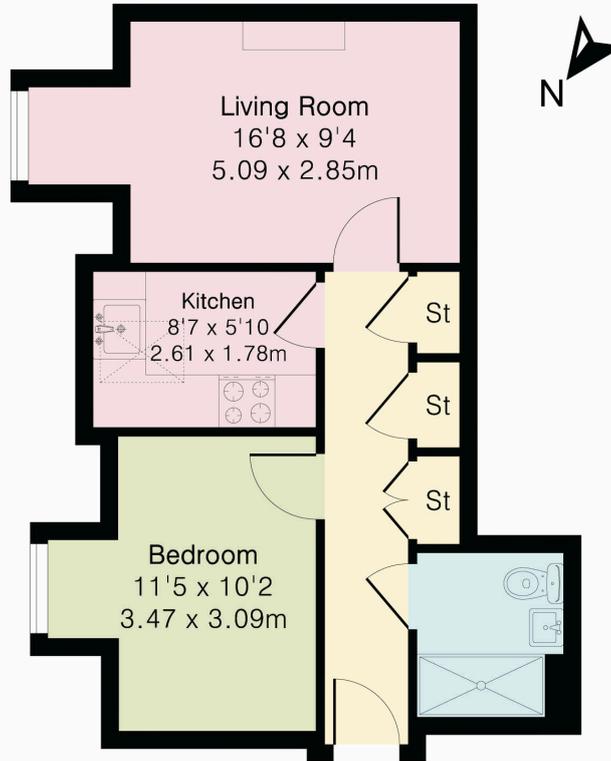
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Approximate Gross Internal Area 388 sq ft - 36 sq m



First Floor

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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.



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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.

Gloucestershire • Oxfordshire • Wiltshire

