

# PerryBishop

PROPERTY MADE PERSONAL

13 Ashcroft Gardens, Cirencester, GL7 1RU



Ground floor • Direct access to garden • Resident parking • Central location • Dedicated on site support • EPC C





## 13 Ashcroft Gardens, Cirencester, GL7 1RU

### Key Features



1  
Bedroom



1  
Bathroom



1  
Reception

### About the property

Situated within a 0.3 mile level walk of Cirencester town centre's Market Place is this one bedroom ground floor retirement apartment has been recently rennovated by the current owner.

A communal entrance door with intercom entry system leads to the communal hallway giving access to all apartments and facilities. The apartment itself comprises an entrance hall, sitting room with an open plan kitchen, the sitting room overlooks the communal gardens to the rear and offers direct access out. The accommodation is completed by a double bedroom and a bathroom.

Homeberry House benefits from a 24 hour emergency care line system and a lift to all floors. A residents' lounge with kitchenette is available to all with views onto the communal grounds, a visitors flat is also available to book and shared toilets are provided on the ground floor.

It is a condition of purchase that residents be over the age of 60 years.

### 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

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.

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.

### Directions

From our office in Silver Street turn right into Castle Street, keep left and at the small roundabout turn left into Ashcroft







Road. After the zebra crossing turn right into Ashcroft Gardens and turn left at the first turning opposite Lloyds Pharmacy. This leads to Homeberry House.

What3Words /// connected.cabinets.piled

#### Services & Tenure

The tenure is leasehold, 58 years. Service charge is £4595.25 per annum, payable every 6 months. Ground rent is £427.06 per annum, payable every 6 months.

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

#### Local Authority

Cotswold District Council.

Council Tax Band A.

#### Our reference

CIR/LJ/CDH/27062025

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

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

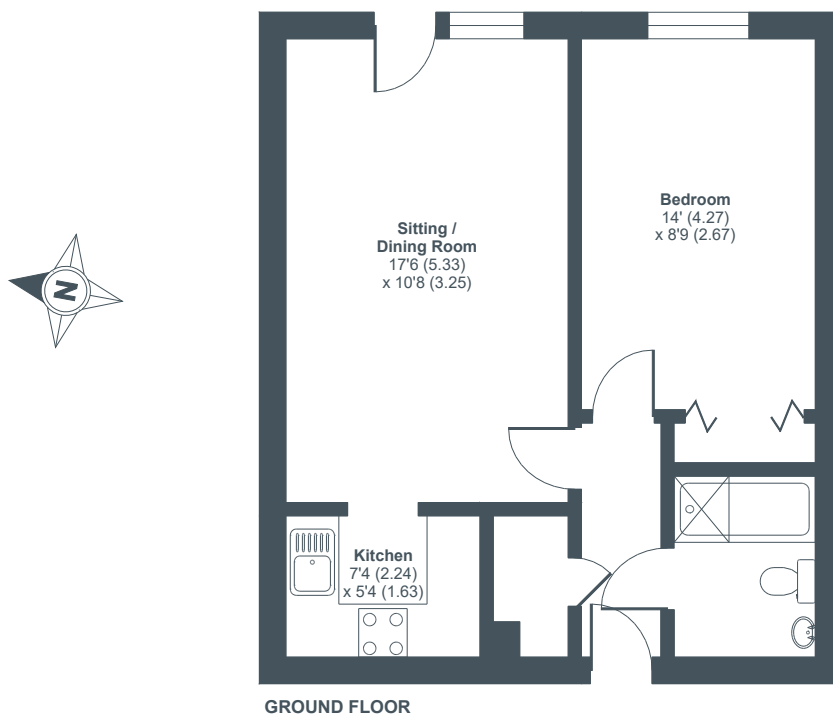
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)



## Ashcroft Gardens, Cirencester, GL7

Approximate Area = 466 sq ft / 43.2 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). © richcom 2025. Produced for Perry Bishop. REF: 1316292

**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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