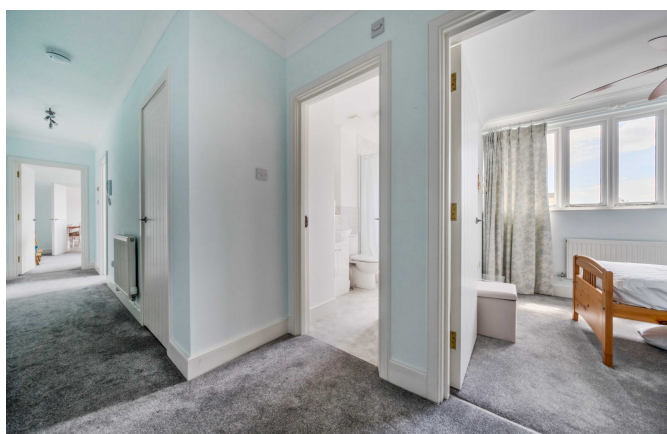


PerryBishop

PROPERTY MADE PERSONAL

Lewis Lane, Cirencester, Gloucestershire, GL7 1EL



Third (top) floor apartment • Sitting room • Kitchen breakfast room • Two shower rooms • Off street parking • Communal gardens • Central Cirencester location • No onward chain • EPC C

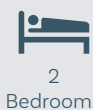
Lewis Lane, Cirencester, Gloucestershire, GL7 1EL

The tenure is Leasehold with an original term of 999 years from 29th September 1998

Ground Rent: TBC

Maintenance and Service Charge: TBC

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Offered for sale with no onward chain, conveniently situated in central Cirencester is this spacious and well presented two bedroom, third (top) floor apartment within this sought after former flour mill, converted in 1998, further benefitting from off street parking and communal gardens.

Entrance into the main building is via a secure entry system which leads into the main communal hallway. There are both stairs and a lift to the third floor. The apartment's accommodation comprises hall with storage cupboard, two bedrooms with the principal bedroom benefitting from an en-suite shower room and built-in wardrobe, there is also a separate shower room. The hall leads to a generous sitting room with a fitted kitchen breakfast room beyond.

Outside there is an allocated parking space with visitors spaces and lovely communal gardens to enjoy.

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 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 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.





Directions

From our office in Silver Street turn left into Castle Street, follow through into the Market Place and continue until you reach the traffic lights at the end of Dyer Street. Turn sharp right on to Lewis Lane and the property can be found on your left hand side just before the traffic lights.

What3Words /// stealing.servicing.ignore

Services & Tenure

The tenure is Leasehold with an original term of 999 years from 29th September 1998

Maintenance and Service Charge: £2526 per annum

All mains services are understood to be connected.

Local Authority

Cotswold District Council.

Council Tax Band D.

Our reference

CIR/SW/CDH/17072025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

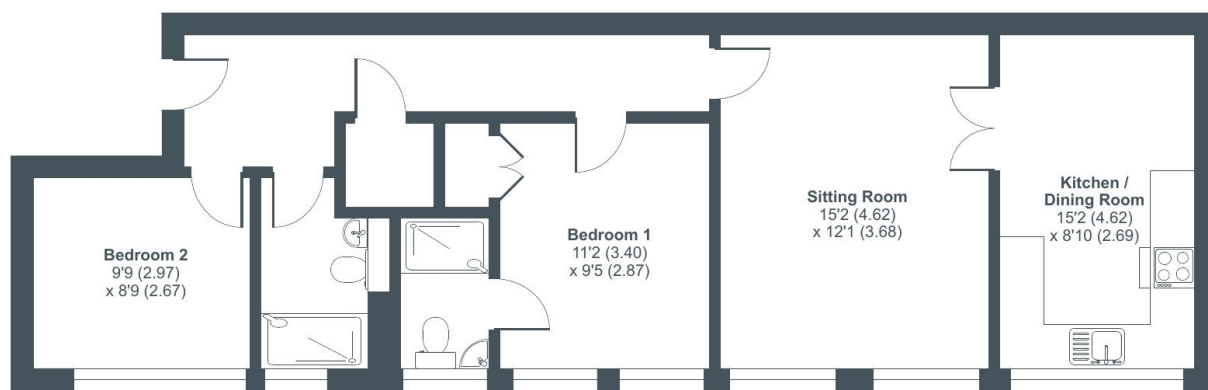
E: cirencester@perrybishop.co.uk



Cotswold Mill Lewis Lane, Cirencester, Gloucestershire, GL7

Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



GROUND 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: 1327278

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PROPERTY MEASUREMENT

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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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

