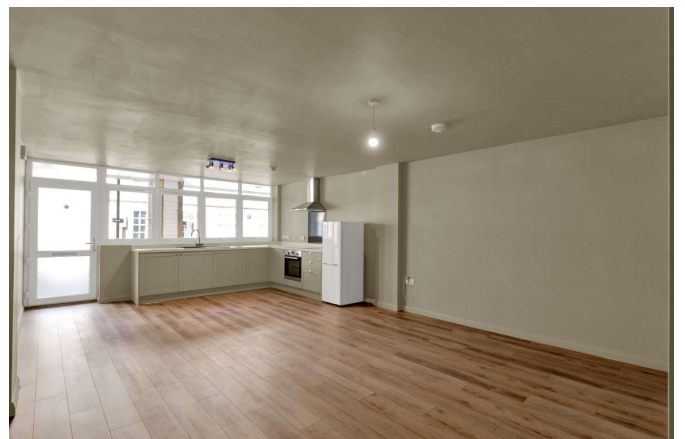


Cricklade Street, Cirencester, Gloucestershire, GL7 1LP



- Ground floor town apartment
- Two bedrooms
- Town centre location
- Fitted kitchen
- Shower room with white suite
- EPC C

Key Features



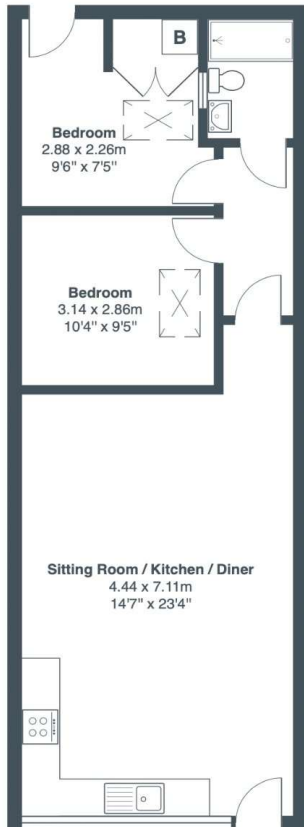
2
Bedrooms



1
Bathrooms



1
Receptions



Total Area: 59.7 m² ... 643 ft²

All measurements are approximate and for display purposes only

PerryBishop
PROPERTY MADE PERSONAL

About the property

Situated in the centre of Cirencester, this beautifully presented two-bedroom apartment offers contemporary living within easy reach of local amenities, shops, and restaurants. The property features a stylish open-plan kitchen/living area, perfect for modern living. The recently fitted shaker-style kitchen includes a range of wall and base units, an integrated washing machine, electric oven and hob with extractor fan.

To the rear of the property are two generously sized bedrooms, one of which benefits from built-in storage.

The modern shower room is fitted with a spacious walk-in shower featuring a rainfall shower head, along with a basin and WC.

Additional benefits include newly fitted laminate flooring throughout and electric heating.

Please note: There is no parking included with the property. However, season tickets for the nearby car parks may be available through Cotswold District Council. For more information, or to apply, visit their website or call 01285 623000.

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.

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

Leave our office turning left towards the market place. At the end of the road, turn right into Cricklade Street. The property can be found on the left hand side towards the bottom of Cricklade Street.

Services & Tenure

The tenure is leasehold, 147 years. Service charge is £2200.00 per annum, payable half yearly. Mains water, drainage, and electricity are understood to be connected.

Local Authority

Cotswold District Council
Council tax Band - B

Our reference

CIR250474 - 161025

what the owner said:

The property is in the town centre. Shops, supermarkets, buses, restaurants, doctors, and dentists are all a short walk away. Cirencester is a thriving friendly town, with super quality of life, regularly voted into Top Places to Live Listings.



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.

