

## Ashcroft Road, Cirencester, Gloucestershire, GL7 1QX

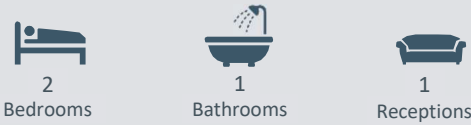


- Two bedrooms
- Town centre location
- No onward chain
- Open plan kitchen/ sitting room
- Top floor apartment
- EPC D

# Ashcroft Road

## Cirencester

### Key Features



### About the property

A well-presented two-bedroom top-floor apartment located in the heart of the town centre.

The property is accessed via a communal entrance and benefits from a private entrance hallway with a telephone entry system and doors leading to all rooms.

The open-plan kitchen/living area offers a bright and functional living space. The kitchen is fitted with a range of wall and base units and includes an integrated oven with hob and extractor fan, washing machine, and under-counter fridge.

There are two bedrooms, one generous double bedroom and one single bedroom.

The bathroom features a modern white three-piece suite including a shower, wash basin, and WC.

Additional benefits include electric heating and uPVC double-glazed windows throughout.

Please note that the property does not come with allocated parking; however, permit parking may be available via Cotswold District Council.

### 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, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club. There are excellent primary and secondary state schools and a sixth form college campus.

There are also good independent schools in the surrounding areas. The Royal Agricultural University is located just outside of the town and the area has numerous open green areas to visit for picnics and walks.

### 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

From our office in Cirencester, turn right into Castle Street. Bear left at the end of the road into Sheep Street. Keep left and at the mini roundabout turn left into Ashcroft Road, the property can be found on the left hand side.

What3Words /// stammer.apartment.unlimited

### Services & Tenure

Tenure – Leasehold, 109 years. Service charge is £339.00 per annum, ground rent is £250.00 per annum.

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Electric

### Local Authority

Cotswold District Council

Council tax Band - B







**Our reference**  
CIR260010  
26th January 2026

**We'd love to hear from you**  
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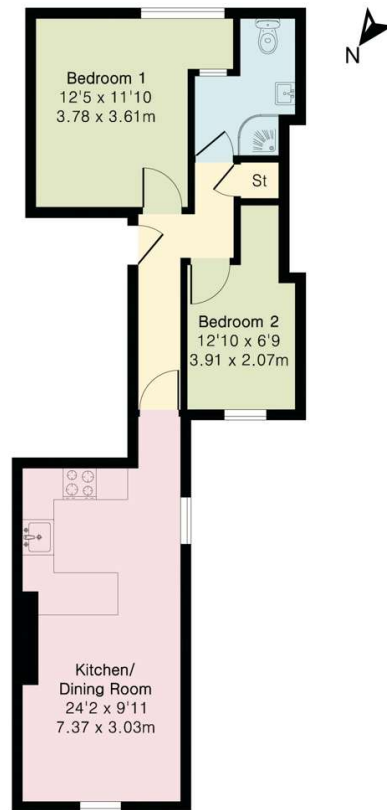
## *what the owner said*

Flat 5 is a light, bright apartment conveniently situated within easy walking distance of the town centre.

Cirencester is a historic town with many places of interest, public parks and green spaces, and also benefits from a good range of shops and restaurants. The town has a choice of schools and colleges as well as a local hospital and has excellent travel connections throughout the area as well as rail links from nearby Kemble.



Approximate Gross Internal Area 525 sq ft - 49 sq m



First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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