

Abbey House, Cirencester, Gloucestershire, GL7 2QU



- Town centre apartment ● Two double bedrooms ● Top (second) floor ● Beautifully renovated to a high specification
- Sitting room ● Newly installed kitchen dining room ● Renovated shower room ● Garage and communal gardens
- NO ONWARD CHAIN ● EPC D

Abbey House

Cirencester

Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

This immaculately presented two-bedroom apartment has recently undergone an extensive programme of refurbishment, offering contemporary living in a sought-after setting with attractive views towards the parish church.

Positioned on the second floor, the apartment is reached via a communal entrance and staircase. A private front door opens into a central hallway, where a useful storage cupboard provides practical everyday space.

The accommodation is well balanced and flooded with natural light. The spacious living room enjoys a pleasant outlook over the communal grounds, while the newly installed kitchen has been thoughtfully designed with a stylish range of units, integrated appliances and space for dining.

Both bedrooms are comfortable doubles, each benefitting from far-reaching views and a peaceful outlook. A sleek, modern shower room has also been fitted to a high standard, completing the accommodation.

Externally, residents have access to attractive communal gardens, providing a lovely outdoor space to relax and enjoy. The property also benefits from a private single garage and outdoor storage cupboard.

The apartment is Leasehold with an original term of 999 years from 1st August 1991.

Service Charge is £1600 per annum, with a Peppercorn Ground Rent.

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 Silver Street turn left in the direction to the start of the Market Place. At the traffic lights turn left and after a short distance, you will see a pedestrian gate on the right hand side into Abbey House.

By car, continue along this road into Dollar Street bearing right at the bottom into Spitalgate Lane. Take the next turning right into Dugdale Road. Keep to the right and follow into the development.

What 3 Words

tone.develop.budgeted

Services & Tenure

Tenure – Leasehold, 964 years. Service charge is £1,600.00 per annum.

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Electric

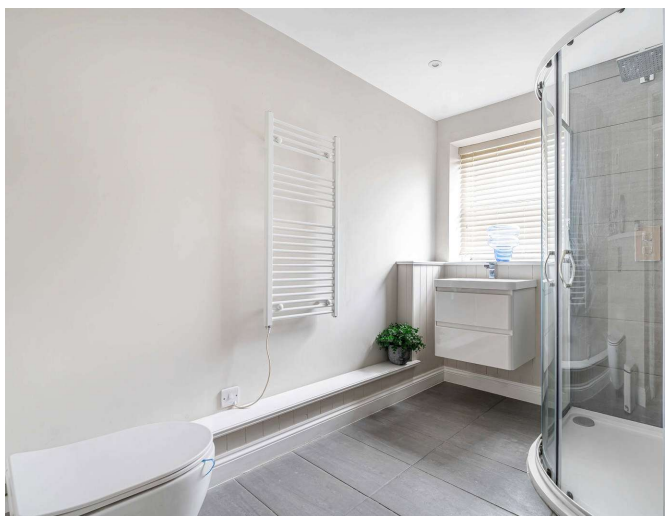




Local Authority
Cotswold District Council
Council tax Band - C

Our reference
CIR260299
5th June 2026

We'd love to hear from you
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**Approximate Gross Internal Area 887 sq ft - 82 sq m
(Including Garage)**

Second Floor Area 753 sq ft – 70 sq m

Garage Area 134 sq ft – 12 sq m



Garage

Second 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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Gloucestershire • Oxfordshire • Wiltshire

