

## Barclay Court, Trafalgar Road, Cirencester, GL7 2EN



- Ground Floor apartment ● Direct access from the communal gardens ● Two Bedrooms ● Modern kitchen
- Generous accessible shower room ● EPC To be confirmed

# Barclay Court

Trafalgar Road

## Key Features



2  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

A well-presented two-bedroom ground-floor retirement apartment, offering bright and comfortable accommodation with the added benefit of a private patio enjoying direct access to the beautifully maintained communal gardens.

Designed for ease of living, the accommodation includes a welcoming sitting room with a pleasant outlook and patio doors opening onto the outside space, creating a seamless connection with the gardens. The modern kitchen is well-appointed with a range of fitted units and provides a practical yet stylish space for everyday use.

There are two well-proportioned bedrooms, complemented by a spacious bathroom fitted with a walk-in shower. A generous storage cupboard provides excellent additional storage.

Ideally positioned within easy walking distance of Cirencester town centre and its excellent range of shops, cafés and amenities, this apartment presents an excellent opportunity to enjoy low-maintenance, accessible retirement living in a highly convenient location.

NB The property is on a 125 year lease from 1st May 2016 with payments of £234.45 per month

## Amenities

Cirencester is a lovely old market town dominated by the beautiful Parish Church and surrounded by some of the loveliest countryside in the Cotswolds often referred to as the "Capital of the Cotswolds". It has a comprehensive range of shops, as well as excellent schooling, health care and professional services.

Communications are good with access to the M4 motorway via Swindon or the M5 via Stroud and Cheltenham/Gloucester. There are main line rail services from Kemble about 5 miles away.

## 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, Cirencester proceed towards the Market Place, turning left into Gosditch Street. Follow this road into Dollar Street and bear right into Spitalgate Lane. Turn left into Trafalgar Road with Barclay Court being found immediately on the right hand side.

What 3 Words: [///neckline.cave.cherish](#)

#### Services & Tenure

Tenure – Leasehold 125 year lease from 1st May 2016 with payments of £234.45 per month.

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Electric



#### Local Authority

Cotswold District Council

Council tax Band - B

#### Our reference

CIR260331

16th July 2026

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

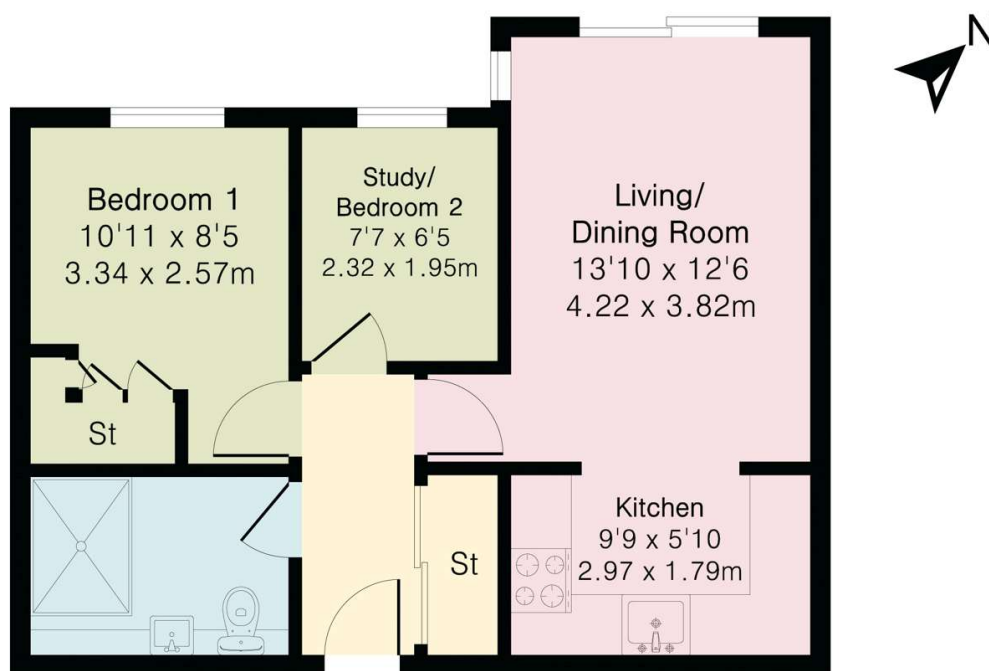
2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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



## Approximate Gross Internal Area 467 sq ft - 43 sq m



Ground 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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