

Perry Bishop

PROPERTY MADE PERSONAL

Chesterton House, Chesterton Lane, Cirencester, Gloucestershire, GL7 1ZU



Ground floor two bedroom apartment • Popular location on the edge of town • En suite to principal bedroom • Fitted kitchen • Gas central heating • Parking • EPC C



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Key Features



2
Bedrooms



1
Bathroom



1
Reception

About the property

This modern development of Grade II listed apartments is attached to the original Georgian Manor house.

Located in a beautiful and secure setting within easy reach of both the town centre, open countryside, and nearby local amenities.

Access to the apartment can be found at the rear, with a secure entry system provides access to the communal entrance hallway and stairwell.

This spacious, two bedroom ground floor apartment is decorated throughout in neutral shades and enjoys an open plan double aspect living environment combining dining area, living room, and fitted kitchen with range of light wood effect wall and base units, contrasting grey marble effect worktops, integrated fridge freezer, washer/dryer, stainless steel electric oven, gas hob and extractor hood.

Both bedrooms are doubles with the master bedroom offering built in wardrobes and a modern en-suite with shower, basin and WC. The main bathroom is fitted with a white suite comprising of bath, electric shower, low level WC and white basin with taps.

Warmed throughout by gas central heating and has a range of wooden double glazed windows and doors.

Externally there is an allocated parking space which is numbered.

Please Note: The apartment is not in the old part of the building.

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.





Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker – Ofcom.

Directions

From our office in Silver Street, turn right into Castle Street. Follow the road round to the left and at the mini roundabout go straight ahead into Somerford Road. At the T junction at the top turn right and take the second left into Vyners Close, Chesterton House can be found on the right hand side.

What 3 Words: ///helped.cabinet.stags

Services & Tenure

The tenure is Leasehold, 125 years from 1st February 2003.

Ground Rent: £200 per annum

Service/Maintenance Charge: £2,050.00 per annum.

Local Authority

Cotswold District Council

Council Tax Band: B

Our reference

CIR/SM/RN/08102024

We'd love to hear from you

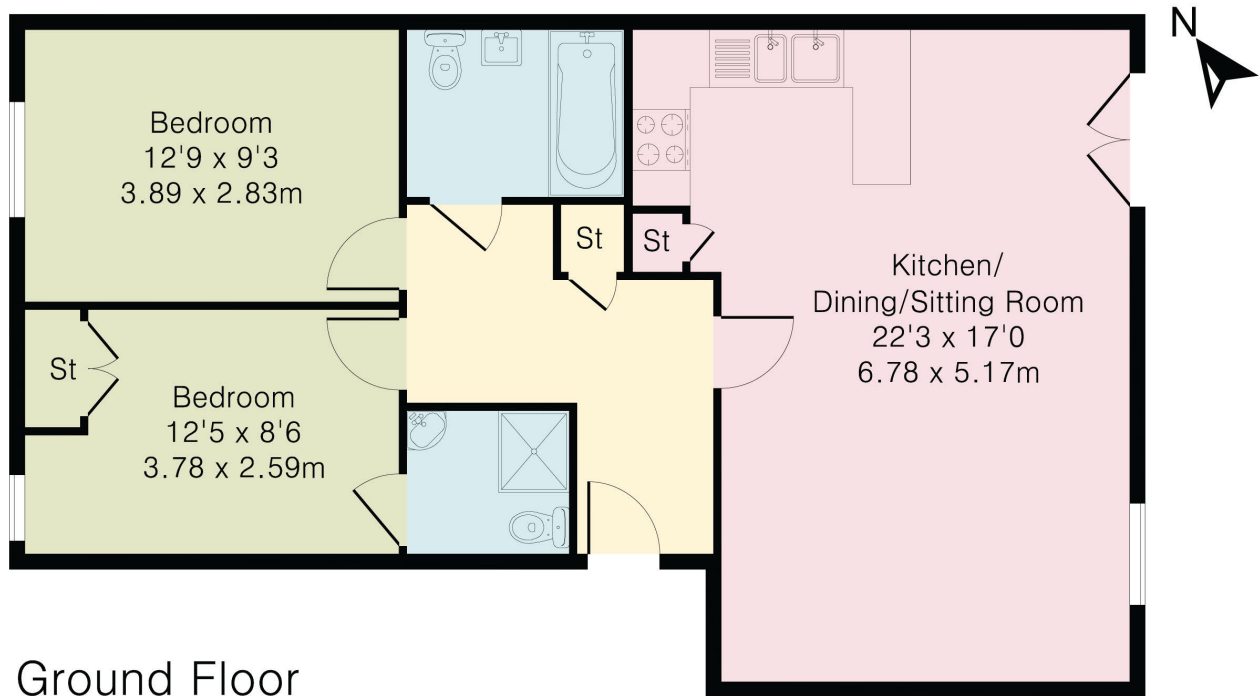
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Approximate Gross Internal Area 735 sq ft - 68 sq m



Ground Floor

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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.

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