



A TWO BEDROOM PENTHOUSE APARTMENT LOCATED IN CIRENCESTER

31 HOOPERS COURT, WEST WAY,
CIRENCESTER, GLOUCESTERSHIRE, GL7 1GS

LEASEHOLD £219,000

**Ridgeway**

A two bedroom penthouse apartment located centrally in Cirencester with views of the Church.

AN IDEAL FIRST PURCHASE OR INVESTMENT BUY. NO ONWARD CHAIN.

COMMUNAL ENTRANCE

There is a secure communal entrance. Intercom. There are stairs and a lift to the top floor.

ENTRANCE HALL

Entrance door. Intercom. Wood effect flooring. Radiator. Built in airing cupboard housing an Ideal boiler for domestic hot water and central heating. Roof light.

SITTING/DINING ROOM/KITCHEN

The sitting/dining room measures 18'10 x 11'1. The kitchen measures 11' x 6'9. Windows with views. Two velux windows. Wood effect flooring in the sitting/dining room and tiled flooring in the kitchen. Two radiators. Television point. Single drainer stainless steel sink unit with cupboard below. Further range of wall and base units. Tiled splashbacks. Four ring Bosch gas hob with built in oven below and extractor above. Integrated Bosch fridge freezer and dishwasher. Bosch washing machine.

MASTER BEDROOM

13' 1" x 12' 3" (4.0m x 3.7m)

Window with view to the Church. Wood effect flooring. Radiator. Built in cupboard.

EN SUITE SHOWER ROOM

Suite comprising of a tiled shower cubicle, low level WC and pedestal wash basin. Tiled surrounds and flooring. Shaving point.

BEDROOM TWO

13' 2" x 8' 7" (4.0m x 2.6m)

Window with view to the Church. Wood effect flooring. Radiator.



BATHROOM

Suite comprising of a panelled bath, pedestal wash basin and low level WC. Tiled surrounds and flooring. Radiator. Shaving point. Roof light.

OUTSIDE

There is a secure gated access to the parking area and the designated space is marked N.

CIRENCESTER

Known as the Capital of the Cotswolds and famous for it's Roman history being the second largest Roman town outside of London, Cirencester has an abundance of cultural attractions including the Corinium Museum, Roman Amphitheatre and the Abbey Church. Beautiful Cirencester Park is home to the Polo Club, one of the most historic clubs in the country, being founded in 1894.

The town itself features one of the oldest Charter Markets in the country. In addition, the Market Place offers a choice of high street stores, independent retailers, cafes and restaurants, as well as Bishops Walk undercover shopping centre.

Additional Information

Tenure: Leasehold

Services: All mains services

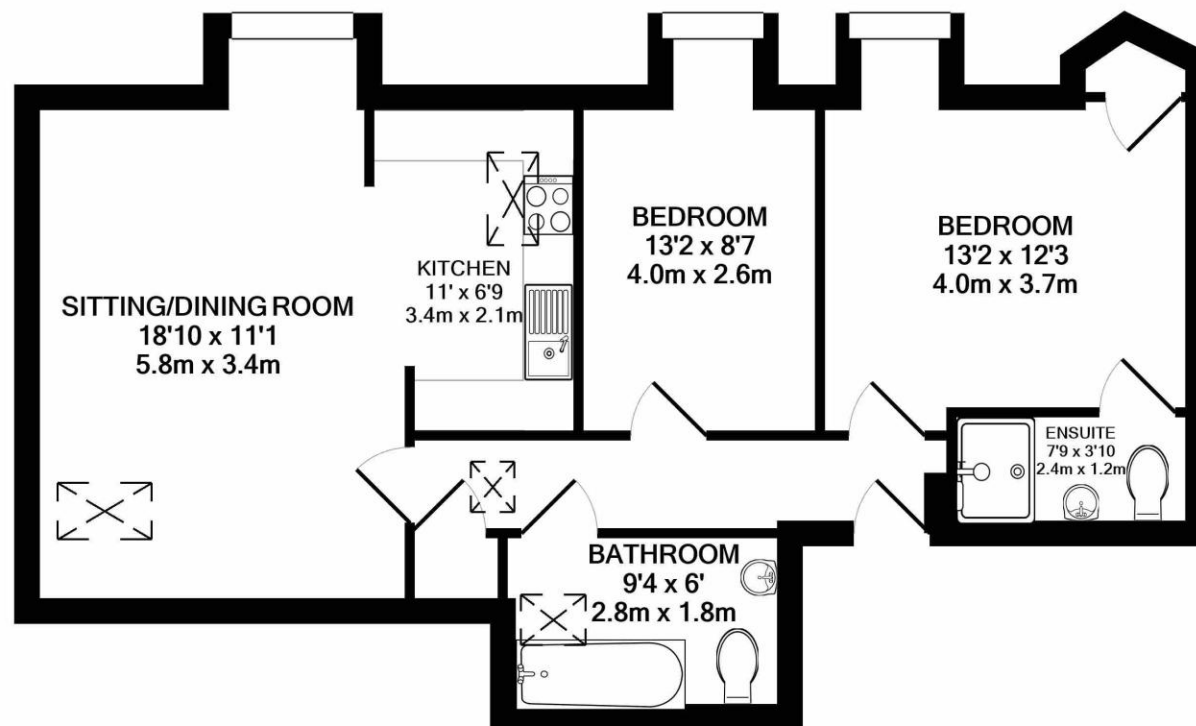
Local Authority: Cotswold District Council

Directions: Proceed into the centre of Cirencester. West Way is to the left of the Police Station and opposite The Forum car park.

Viewing: Strictly by appointment with Ridgeway Estate Agents.



FLOORPLANS



TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021

Ridgeway Fairford Office

3 Market Place, Fairford, Gloucestershire,
GL7 4AB

01285 712900 | fairford@ridgewayestateagents.co.uk | www.ridgewayestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Ridgeway