



Purley Court, Purley Road,
Cirencester, Gloucestershire, GL7 1ER

Perry Bishop
and Chambers

the agent who keeps you informed

The Property

This is a most impressive and very well presented spacious three bedroom first floor apartment situated in a very desirable small development of just four properties in a quiet and tucked away location.

The property is well situated in the town centre within walking distance of many local facilities and amenities and enjoys an excellent aspect behind mature trees, a river and well tended communal gardens.

The apartment has been extensively refurbished in recent years with replacement bathrooms and kitchen and also UPVC double glazed window units.

The accommodation is well proportioned, approached through a welcoming reception hall leading through to a sitting room that has a fireplace with living flame gas fire. There is a separate dining room with patio doors out to a balcony, which enjoys an aspect onto the river and trees behind. The refitted kitchen/breakfast room has a very good range of base and wall mounted units with integrated appliances including double oven, hob, dishwasher and waste disposal.

The master bedroom is an impressive room with a contemporary well fitted en-suite shower room and an open plan entrance/dressing area with built-in wardrobes. There is a further double bedroom, which benefits from built-in wardrobes, a further single bedroom and the bathroom is refitted to a good standard.

The property enjoys a single garage and driveway parking in front and adjacent to the garage, in total for up to four vehicles.

There is a gas fired central heating system supplying radiators and UPVC double glazed window units.

EPC: C

Amenities

The market town of Cirencester dates back to Roman times and 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 and independent specialist retailers, a weekly market and a twice monthly farmers' market. Just outside the town there is a weekly cattle market. There are also a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools, a sixth form college campus and the Royal Agricultural University. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre including a swimming pool and gym. There is a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket. The town also benefits from being on the edge of the ever popular Cotswold Water Park with all the activities that has to offer.

Directions

From our office in Cirencester turn left through the Market Place into Dyer Street. At the traffic lights turn right onto Victoria Road and then take the first left into Purley Avenue. At the junction go straight ahead into Purley Court where the property can be found.

Viewings

Strictly by appointment only – appointments to view should be made through our Cirencester Office – 01285 655355.

Local Authority

Cotswold District Council

Services and Tenure

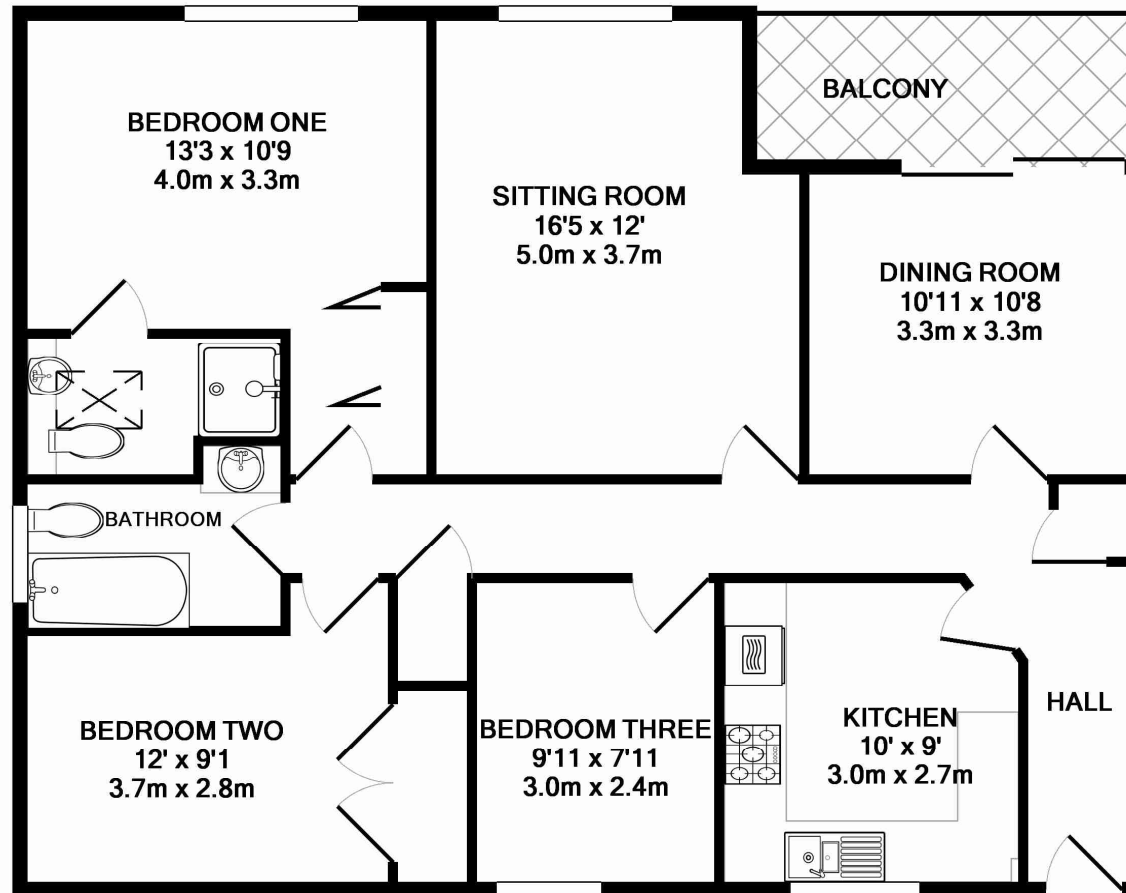
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Leasehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

We have been advised that there is a 999 year lease that commenced January 1996 and the service/maintenance charge is currently £140 per month.

Ref: CIR3006/MM/61027080







TOTAL APPROX. FLOOR AREA 964 SQ.FT. (89.6 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

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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. room sizes should not be relied upon for carpets and the floor plan is intended as a guide only. measurements, windows/doors and other items within the floor plan are approximate and may not necessarily be to scale. In addition photography, either internal or external may have been taken with the use of a wide angled lens.

P332 Ravensworth 01670 713330

2 Silver Street, Cirencester, Glos. GL7 2BL

E: cirencester@perrybishop.co.uk

T: 01285 655355

perrybishop.co.uk

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