

Perry Bishop
and Chambers

the agent who keeps you informed

Minerva Court, Tower Street, Cirencester, Gloucestershire, GL7 1EF



Ground floor retirement apartment | Two spacious bedrooms
Charming cottage garden | Parking space
No onward chain | EPC C

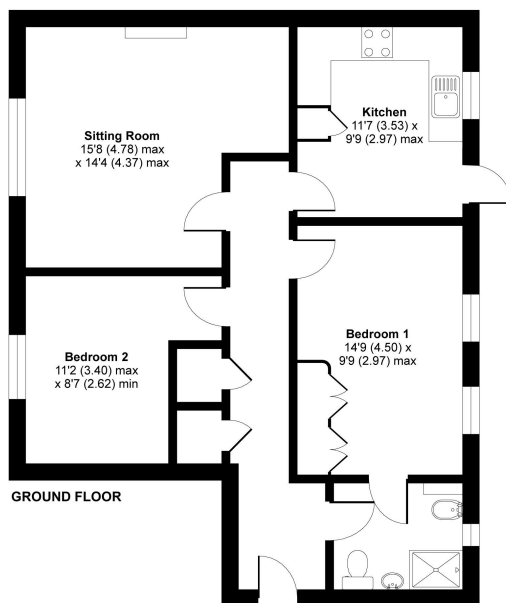
£230,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury



Tower Street, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 776 SQ FT 72 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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 2 Bedrooms  1 Bathroom  1 Reception

A very nicely situated two bedroom ground floor retirement apartment enjoying an aspect along Tower Street and towards St. Michaels Park; the property has an enviable location, near to many local facilities and amenities.

Approached through a communal entrance hall with staircase and lift, the apartment has accommodation that provides entrance hall, a well-proportioned sitting/dining room with a feature fire place. There is a newly fitted kitchen with in-built oven and hob, two double bedrooms with fitted bedroom furniture and shelving and a Jack and Jill style bathroom.

Outside the kitchen is a lovely Courtyard garden with access to the parking area, this is mainly patio with a few borders.

The apartment has allocated parking along with visitors parking and, also benefits from a gas fired central heating system supplying radiators and double glazed windows, many of which have recently been replaced. The lift in the apartment building has also recently been upgraded.

Directions

From our office in Cirencester proceed through the Market Place turning right into North Way. Follow past the police station on your right hand side. Continue into South Way. At the crossroads follow straight over into Tower Street with Minerva Court being found on the right hand side. The apartments are in the building on the right hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Leasehold from 1988 for 99 years. Maintenance is £3,113.37 per annum. Ground Rent is £100 per annum. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

Cotswold District Council

Ref: CIR3995/MM/71021192

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