

Apartment 5, The Old Baptist Church,
37a Coxwell Street, Cirencester, GL7 2BQ



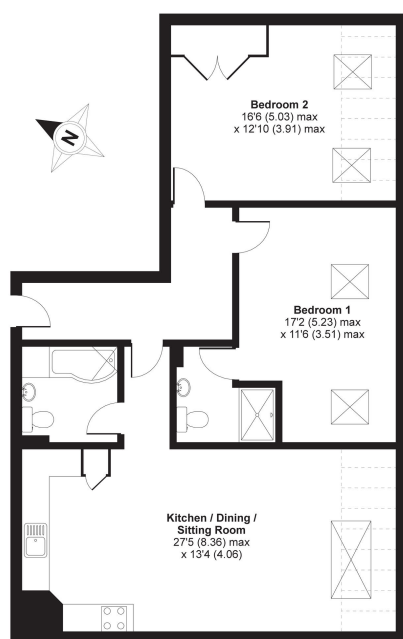
First floor apartment | Two bedrooms
Master with en-suite | 903 Sq Ft
Engineered oak and carpets fitted | EPC N/A

£300,000



Coxwell Street, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 903 SQ FT 84 SQ METRES
(EXCLUDES RESTRICTED HEAD HEIGHT)



GROUND FLOOR

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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Tucked behind the main frontage of this spectacular converted former Church four apartments are offered to the market for the first time. In one of the most favourable streets in Cirencester, Coxwell Street, a rare opportunity to own part of this beautiful historic listed building, four apartments have been sympathetically crafted with spacious and light communal areas.

Apartment five is offered at first floor accessed via a beautiful sweeping staircase. The apartments internal hallway gives access to all rooms. The kitchen/dining/sitting room is open plan with heritage skylights glazing the far end. The kitchens includes an integral Bosch oven and electric hob, Lamona dishwasher and fridge/freezers and an integral washer/dryer. All floors have been fitted with either carpets or engineered oak with Karndean and carpets running through the communal hallways. Two bedrooms, the master offered with en-suite and a main bathroom complete the apartments accommodation.

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 and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

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

Directions

From our office in Cirencester, turn right along Castle Street bear right back upon yourself into Park Lane, follow this road around to the left hand side into Park Street, and take a turning on the right hand side into Coxwell Street.

Services & Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is Freehold. 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: CIR4449/91020113

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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.