



Flat 5 10 Queen Street

Cirencester, GL7 1HD

Asking Price £147,000



*** Adkins Property Group *** are excited to offer the opportunity to purchase this ONE-BEDROOM flat close to local shops and amenities. Situated in a period property, and within an easy walk to Cirencester's market place.



Description

Accessed via a spacious communal lobby with telephone intercom system. The flat is laid out with an entrance hallway, living room with open plan kitchen fitted with many appliances. The bedroom has a built-in wardrobe and a window to the front. The bathroom has a bath, shower, handbasin, towel warmer, window and w/c.

Essentials

This property benefits from gas fired central heating with traditional radiators. EPC Rating: C

Council Tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000: Valuation Band: - 2020/21 = £tbc

Property Management

The flat is situated within a period property converted into flats and maisonettes, there is a monthly maintenance charge of £75.

Investment Potential

The flat currently has a professional couple renting on an assured shorthold tenancy agreement, they are happy to stay in place with the new owner or vacate at exchange of contracts or earlier. Further information on the future rental income is available by request.

Viewings

** We are following strict guidelines regarding viewings during COVID-19 - Please contact our office for further information

Viewings are welcomed by prior appointment Monday to Friday 8am - 6pm. Weekend and evening viewings are also available giving reasonable notice through the Vendor's Agent - ADKINS PROPERTY GROUP in Cirencester - We look forward to hearing from you soon.

Residential Sales | Lettings | Management

Agents Notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc.

Compliance

The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first. Please discuss with our team, any aspects which are particularly important to you before traveling to view this property.

Redress Scheme

We are members of The Property Ombudsman

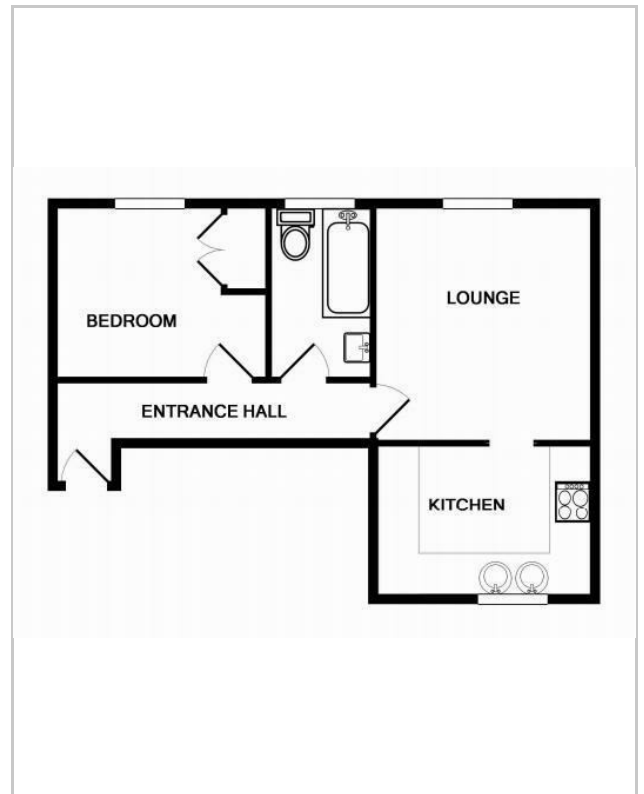
Share of Freehold

We are advised by our vendors that this property is a 'share of freehold'

Area Map



Floor Plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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