

## 4 Alexander House Spitalgate Lane, Cirencester, Gloucestershire, GL7 2DE



**\*\* INVESTORS ONLY \*\*** Welcome to 4 Alexander House - This high specification and exclusive TWO DOUBLE BEDROOM apartment is located in the heart of Cirencester just a short walk from the Abbey grounds and the towns marketplace. Offering modern living on the first floor, this apartment is in lovely condition and includes an allocated off-road parking space.

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### Key Features



2

Bedrooms



1

Bathrooms



1

Receptions

### Description

The apartment is situated on the first floor at Alexander House and one of only four. Accessed via a light and airy communal lobby with stairs providing access to the apartment. On entering, you are greeted with an open-plan kitchen/diner and sitting room. The kitchen provides extensive worktop space with ample units and storage. It is fully fitted with many integral appliances such as; oven, hob, extractor, fridge/freezer, washing machine and dishwasher. There is a handy Velux window which creates a fresh and light atmosphere.

Towards the far end of the kitchen is a small hallway which leads to two double bedrooms and the bathroom. Both bedrooms are a good size and have windows looking towards the front of the building. The bathroom is finished to a high standard and provides a bath with shower over, vanity unit with hand basin, w/c and heated towel rail.

### Essentials

Electric central heating and hot water, the windows are double glazed.

### Parking

The forecourt is approached through a pair of stone pillars, there is one allocated parking space on the end by the left front wall.

### Council tax

Cotswold District Council - PO Box 9, Council Offices, Trinity Road, Cirencester, GL7 1PY - 01285 623 000 : Valuation Band: B - 2023/24 - £1666.45

### Tenure

The apartment is leasehold and on a 999 year lease starting in 2015. The current 3 owners of the 4 apartments all pay £975 a year each apartment, management fee for the building insurance, window cleaning and occasional works and accountant.

### Tenants in Situ

The apartment is currently occupied by an Assured Shorthold Tenancy agreement, further information is available by request.

### Viewings

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

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### 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 travelling to view this property.

Please note that in accordance with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is formally accepted by our vendor.

### Social Media

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### Are you thinking about Selling?

If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.



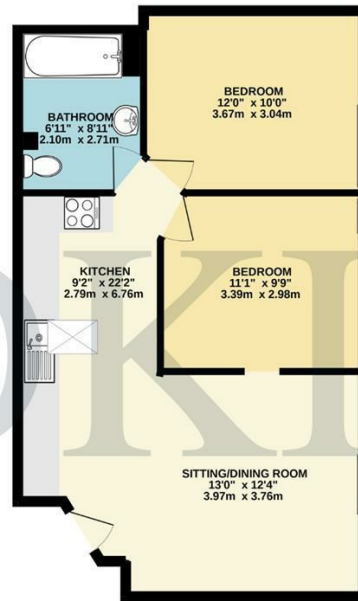




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Floor Area: sq ft

1ST FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq.ft. (53.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency is made hereon.  
 Made with Metropac (2003)



**Disclaimer:** These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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