

Flat 9, London Place 2-4 London Road, Cirencester, GL7 1AB



Welcome to London Place | Cirencester - This modern and spacious **THREE BEDROOM** top floor Penthouse apartment is located just a short walk from Cirencester's market place. With private parking for two cars and access to local amenities  
\*\* Being offered with No Onward Chain \*\*

# Flat 9, London Place 2-4 London Road, Cirencester, GL7 1AB

## Key Features



3

Bedrooms



1

Bathrooms



1

Receptions

## Description

Finished to a high standard and offering flexible living with a welcoming entrance hallway which provides room for coats, jackets and shoes etc.

The sitting room is open plan, dual aspect, and large enough to accommodate dining. There is a stunning fireplace, a window to the front and french doors to the rear with a balcony. The kitchen/diner is very well appointed with ample base, wall units and work surface. There's plenty of room for a breakfast/dining table and chairs.

Just off the hallway is a storage cupboard housing the boiler leading to three larger than average bedrooms. Two of them have built-in wardrobes, with either windows to the front or Velux windows to the rear. The bathroom is of a good size with a bath, shower cubicle, w/c and handbasin.

## Exterior Front

The apartment is accessed via a shared front door with numbered intercom.

## Parking

Private parking at the rear of the building is provided with a barrier accessed by an electronic fob. There are two parking spaces allocated to this apartment.

## Essentials

Central heating with traditional radiators are supplied via a gas fired boiler. The windows and doors are timber and painted. EPC Rating: C

## Council Tax

Cotswold District Council - Trinity Road - Cirencester O1285 623 000 : Tax Band: C  
Amount payable 2023/24 £1,904.51

## Tenure

This property is leasehold with approx. 104 years remaining. The buildings are managed by an independent management company, the service charge of approx. £2100 per annum.

## Area

Named 'Capital of the Cotswolds', Cirencester is a thriving town and even more so since the pandemic. The town's market place is popular with shoppers and tourists, visiting the local businesses and independent shops. There are many restaurants, pubs, bars and takeaways. Coffee shops are among the most visited, with a large selection and styles. Cirencester is in easy reach of the A429, M4 & M5 motorways, ideally placed for visits to towns and cities such as Bath, Birmingham Bristol, Cardiff. London, Oxford, Swindon plus lots more. Kemble train station with regular trains running to London Paddington is a short drive away.

## Viewings

Please provide as much notice as possible when arranging your viewing. 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.

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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

Like and Share our posts and receive notification when new listings become available @adkinsproperty @fineandvillage

## 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.

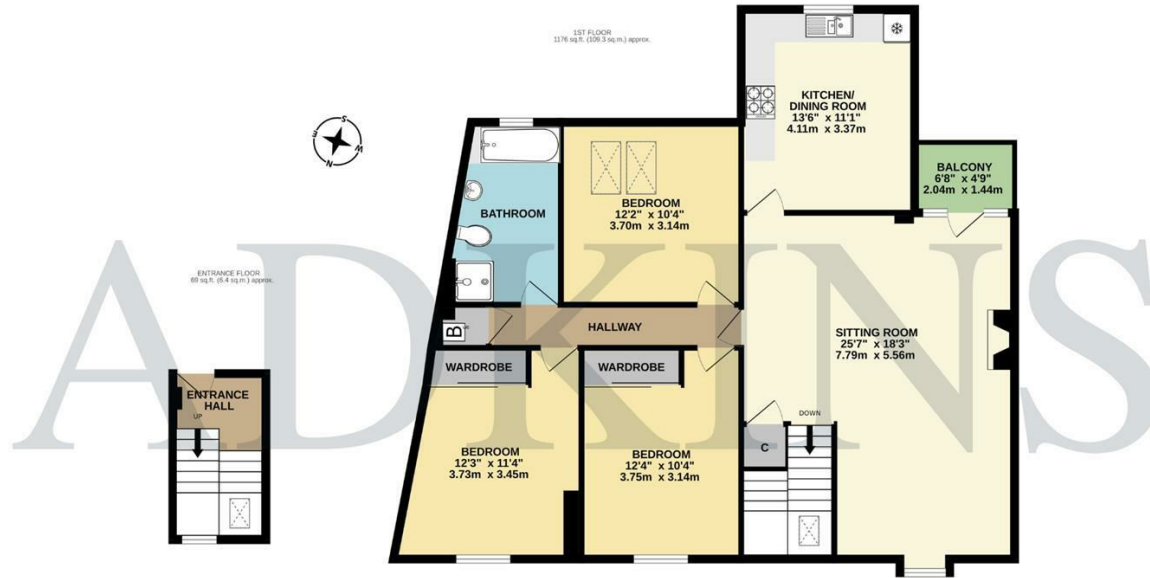






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Floor Area: 0.00 sq ft



TOTAL FLOOR AREA: 1245 sq.ft. (115.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, 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 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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