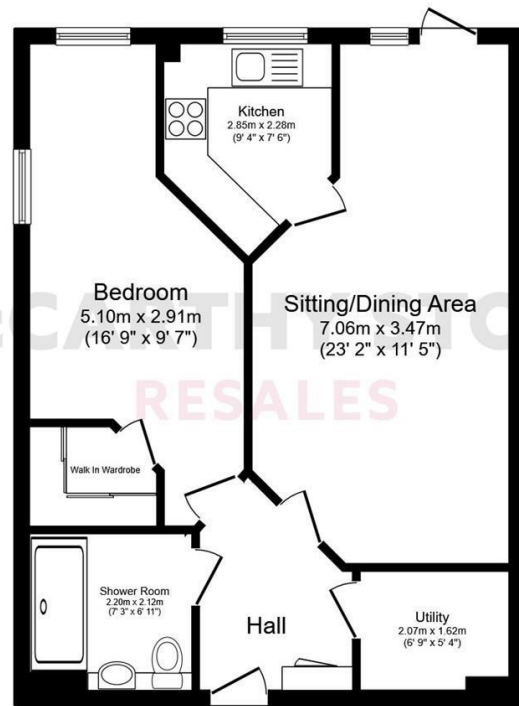


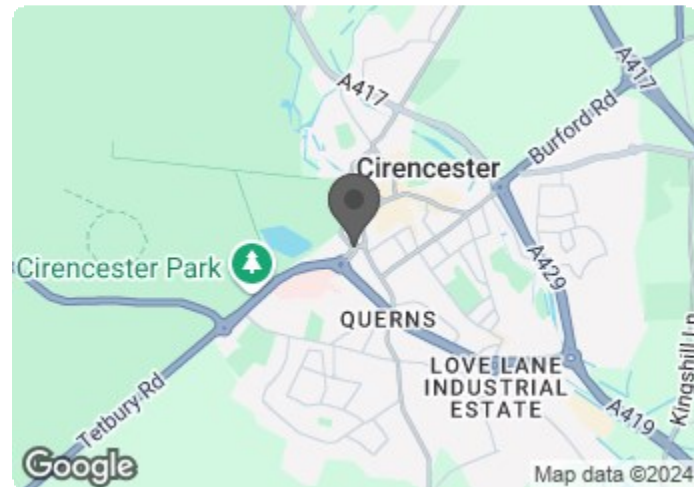
27 Bath Gate Place

Hammond Way, Cirencester, GL7 1ZJ



Total floor area 57.5 m² (618 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	88
(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		

Asking price £290,000 Leasehold

A well presented spacious and light one bedroom retirement apartment, situated on the second floor, with a bonus view of the historic Cirencester Abbey. Bath Gate Place is conveniently located in centre of the thriving market town of Cirencester, offering easy access to a wide variety of shops and facilities, the development has beautiful gardens and a homely communal lounge, coupled with the additional benefit of a private parking place, this is a great place to live.

Call us on 0345 556 4104 to find out more.

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Bath Gate Place, Hammond Way, Cirencester, Gloucestershire

Bath Gate Place

Bath Gate Place, built by McCarthy & Stone, has been designed and constructed for modern independent retirement living. The development consists of 34 retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom and security door entry systems. The development features underfloor heating throughout. The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy and cleaning costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The homeowners lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Smoke detector, apartment security door entry system to the building with intercom and Tunstall. response emergency pull cord are located in the hall. Doors lead to the living room, bedroom and shower room.

Living/Dining Room

A well-proportioned living dining room with an open door leading to a Juliet balcony, room for table and chairs. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Raised electric power sockets. Partially double glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with stainless steel sink with lever tap which is positioned in front of the double glazed window. Built-in oven and matching microwave. Ceramic hob and extractor hood. Fitted integrated fridge/freezer, dishwasher and under pelmet lighting.

Bedroom

A bright and spacious bedroom with a dual aspect view towards the Abbey from two large double glazed windows. Walk-in wardrobe with plenty of storage and hanging space. Ceiling lights, TV and telephone point.

Shower Room

Modern fitted with suite comprising; level access shower; WC, vanity unit with inset wash basin and mirror above. Wall mounted towel rail and extractor fan.

Car park

A parking space is included in the sale of this apartment.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external

1 bed | £290,000

- redecorating of communal areas
- Buildings insurance

The annual service charge is £2964.60 for the financial year ending 30/06/2025.

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Information

Lease: 999 years from the 1st June 2016

Ground rent: £425 per annum

Ground rent review: 1st June 2031

ADDITIONAL INFORMATION & SERVICES

** Entitlements Service** Check out benefits you may be entitled to, to support you with service charges and living cost's.

** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.

** Removal Service** Get a quote from our Partner Removal

Service who can declutter and move you in to your new home.

** Solicitors** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR
PROPERTY
CONSULTANT

