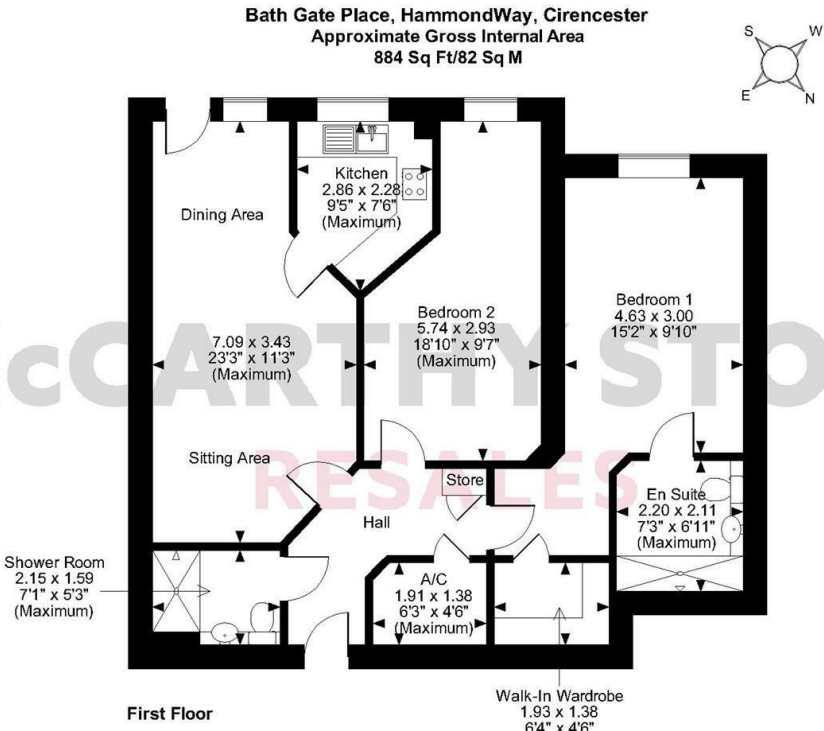


10 Bath Gate Place

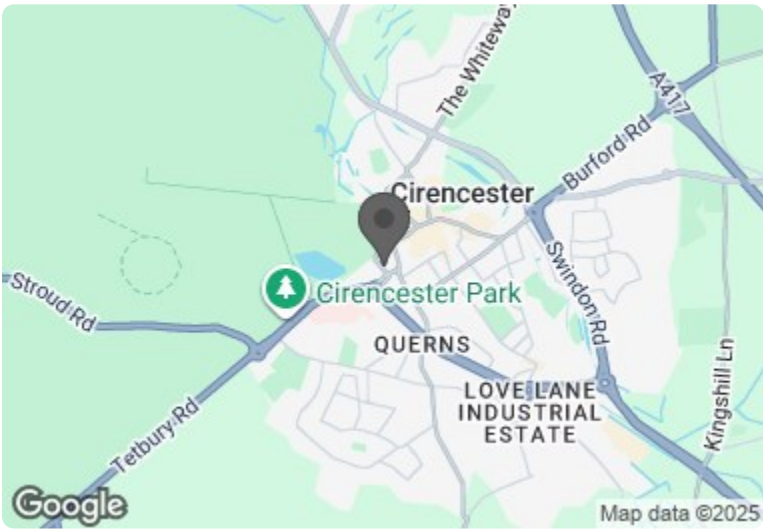
Hammond Way, Cirencester, GL7 1ZJ

PRICE  
REDUCED



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(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	



PRICE REDUCTION

Asking price £346,500 Leasehold

A beautifully presented 2 bedroom retirement apartment, situated on the first floor. This apartment benefits from a Juliette balcony. Carpets & light fittings to be included in the sale (brand new carpets).

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Bath Gate Place, Hammond Way,

### Summary

Bath Gate Place, built by McCarthy Stone in Cirencester, has been designed and constructed for modern independent retirement living. Cirencester is an attractive, bustling market town steeped in history. The development consists of 34 retirement apartments for the over-60s and is within walking distance to the town centre, with its many amenities, parkland and a wealth of independent stores, restaurants, bistros and cafés. A supermarket, local gym, GP surgery and hospital are all close by.

The apartments boast Sky/Sky+ connection points in their living rooms, electric under-floor heating, facilities installed for off-peak electricity, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during their working hours to take care of the running of the development.

The service charge pays for a range of services and facilities throughout the development that benefit homeowners (further details of the service charge are provided below).

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's 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 Hallway

Solid wood front door, with spy hole and letter box, opens into the hallway. Ceiling light and smoke detector. Wall mounted emergency speech module. Thermostat to under-floor heating. Door to walk-in utility cupboard, housing a washer/dryer, storage shelving and the Gledhill Plus Coil thermal store providing hot water to the apartment. All other doors leading to living room, both bedrooms, and the shower room. Additional small fitted cupboard which houses the electricity meter.



### Living Room

A bright and spacious living room. A triple glazed opening door leading to a Juliette balcony. Two 5-arm fitted ceiling lights finished in gold chrome. TV point with Sky+ connectivity. Telephone point. Power points and thermostat to under-floor heating. Oak effect door with glazed panels leading into a separate kitchen

### Kitchen

Fully fitted kitchen with stainless steel sink and lever tap which is positioned in front of the double glazed window which can be remotely opened and closed electronically. Built-in oven and matching microwave. Ceramic hob and extractor hood. Also fitted with integrated slimline dishwasher, fridge/freezer, under-pelmet lighting, towel rail and handy wall-mounted whiteboard. Power points and thermostat to under-floor heating.

### Bedroom One

This double bedroom boasts an en-suite shower room. Triple glazed window with security lock. Ceiling light fitting. TV and telephone point. A range of power sockets and thermostat to under-floor heating. Door to walk-in wardrobe, with built-in shelving, drawers, garment rails and motion sensor lighting.

### En-suite

Tiled wet room with level access shower, also comprising WC with concealed cistern, vanity unit with hand wash basin and lever tap, an illuminated mirror cabinet above, incorporating a shaver point, and a cupboard below. Wall mounted heated towel rail. Underfloor heating. Extractor ventilation. Emergency pullcord

### Bedroom Two

This second double bedroom could also be used as a dining room, office or hobby room. Featuring a large triple glazed window fitted with security lock. Ceiling light fitting. TV and phone point and a range of power sockets and thermostat to under-floor heating.

### Shower Room

Part-tiled and fitted with shower unit with glazed door, WC with concealed cistern and built-in sink with lever tap and illuminated mirror over. Shaver point and heated towel rail. Under-floor



# 2 Bed | £346,500

heating. Emergency pull cord. Tiled flooring. Extractor ventilation.

### Car Parking

There is no allocated parking space for this apartment. There maybe visitors parking available for short stay visitors.

### Service Charge (breakdown)

- The service charge includes the cost of a wide range of facilities and services, including:
- Upkeep of gardens and grounds
  - All energy and cleaning costs of the homeowners' lounge and other communal areas
  - External window cleaning and communal window cleaning
  - Repairs and maintenance to the interior and exterior communal areas
  - Buildings insurance (encompasses the overall fabric of the building; please refer to your Property Consultant or House Manager for further details)
  - Water rates, both for communal areas and apartments
  - 24-hour emergency call and security systems.

Similarly, a contingency fund is held for longer-term planned maintenance and renewals including, for example, internal and external redecoration of communal areas. The annual service charge is £4,537.66 for the financial year ending 30/06/2026. 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: £495 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

