



Apartment (EPC Rating:)

**GARLAND COURT, MEADOW ROAD,
CIRENCESTER, GLOUCESTERSHIRE, GL7**
Offers In The Region Of
£160,000

CANNON ESTATES
SALES & LETTINGS



2 Bedroom Apartment located in Cirencester

Nestled on Meadow Road in the charming town of Cirencester, this delightful first-floor apartment offers a perfect blend of modern living and classic appeal. With two well-proportioned bedrooms, this older-style property is an ideal choice for first-time buyers or those seeking a sound investment opportunity.

Upon entering, you will find a welcoming reception room that provides a comfortable space for relaxation and entertaining. The modern kitchen is thoughtfully designed, featuring contemporary fittings that make cooking a pleasure. The apartment also boasts a well-appointed bathroom, ensuring convenience for residents.

One of the standout features of this property is its prime location. Just a short walk from the town centre, you will have easy access to a variety of shops, cafes, and local amenities, making everyday life both convenient and enjoyable.

Additionally, the apartment includes parking for one vehicle, along with the added benefit of a garage, providing ample storage space or an extra parking option.

Cannon Estates are excited to introduce this spacious two-bedroom first-floor apartment, perfectly located just a short walk from the vibrant Cirencester Town Centre. This property combines modern living with convenience, making it an ideal option for first-time buyers, downsizers, or savvy investors.

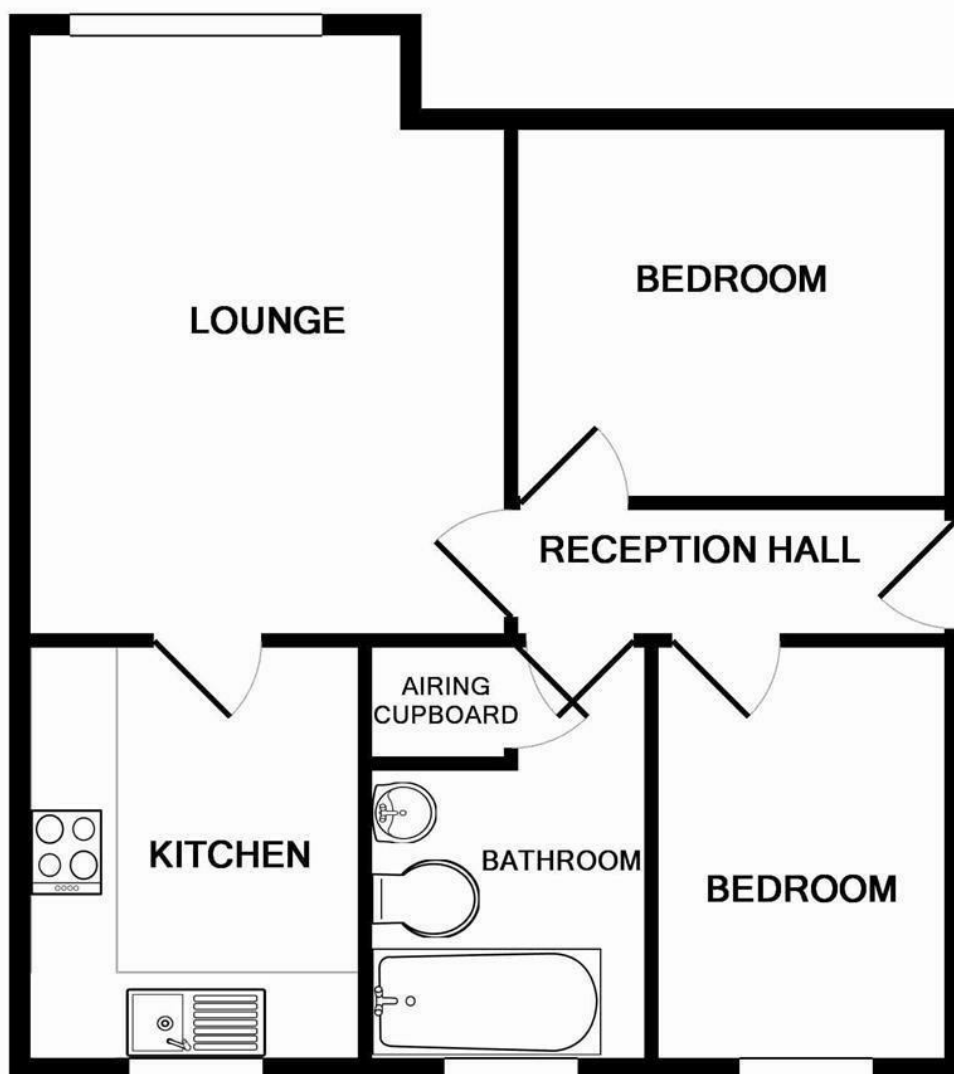
Situated in a desirable location, this apartment offers easy access to the heart of Cirencester. Enjoy the benefit of being within walking distance to a range of shops, cafes, restaurants, and local amenities. As you enter, you're welcomed by an entrance hallway leading to a bright and airy lounge, perfect for relaxing or entertaining guests.

The apartment features a separate, modern kitchen with ample storage and workspace, making meal preparation a breeze. Both bedrooms are generously sized, providing comfortable spaces to unwind, with plenty of room for beds and additional furnishings.

The bathroom is fitted with a bath and a shower over, offering flexibility for either a quick shower or a leisurely soak. Additional features include electric heating throughout the property, ensuring a warm and energy-efficient living environment.

This apartment also comes with a garage, providing secure storage or parking, as well as on-street parking options nearby. With its neutral and modern décor, this home is ready for its new owners to move in and make it their own. Don't miss out on the opportunity to secure a fantastic apartment in Cirencester. Contact Cannon Estates today to arrange a viewing.





Measurements are approximate. Not to scale. Illustrative purposes only
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Council Tax Band

A

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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