



16 Acanthus Court, Cirencester, GL7 1PW
Asking Price £114,833

Cain & Fuller

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**** Affordable Housing Scheme Property**** Cain & Fuller Estate Agents are pleased to offer an opportunity to purchase a ****65% SHARE**** in this spacious and well designed one bedroom second floor apartment located in this sought after building in a convenient area on the outskirts of Cirencester town. The property is presented in superb condition by the present vendor with recent redecoration and excellent presentation of the living space. The apartment is warmed throughout by a gas fired central heating system which is complemented by double glazed windows and benefits from an open stylish living space, there is a well fitted contemporary fitted kitchen area which has a good range of storage and built-in appliance, well appointed modern white bathroom with fitted bath and shower. There is a large double bedroom with good selection of built-in storage. Of special mention is the open and light main living space to the front aspect with far reaching views. Externally there is allocated parking for one vehicle in the secluded car park to the rear of the building. We urge early viewing of this stunning apartment through Cain & Fuller in Cirencester

Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Amenities

Acanthus Court is situated in a sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the

intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

Outside

There are communal gardens around the building and to the side of the parking.

Affordable Housing Scheme

This property falls under the Affordable Housing Scheme. This scheme means that you do not pay any rent on the remaining share of the property. Ask the agent for more details.

Parking

Allocated parking for one car in the building to the rear of the building. Visitors parking is also available.

Council Tax

Band A

EPC

EPC rating of C

Tenure

Leasehold ask the vendors agent for details

Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon

as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

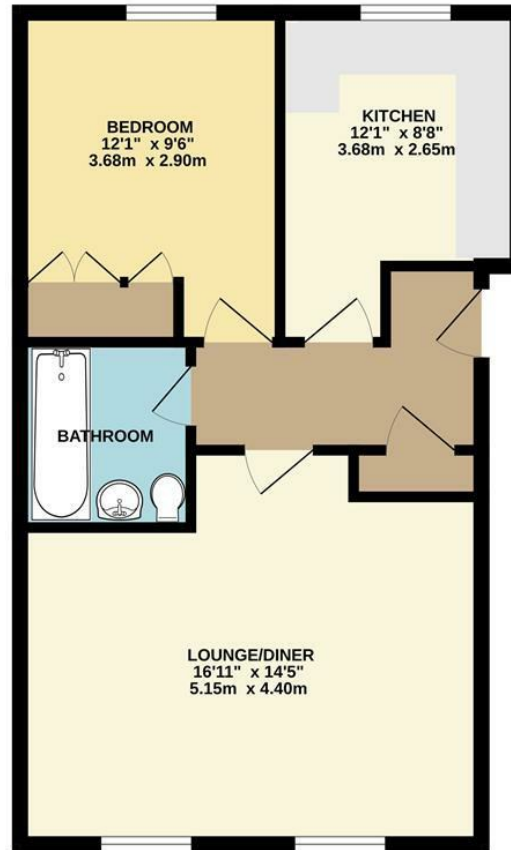
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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