



82 Barclay Court Trafalgar Road, Cirencester, Gloucestershire, GL7 2EL **Chain Free £149,950**

Sold within the first week of marketing by Cain & Fuller in Cirencester. A rare and superb opportunity to purchase a one bedroom ground floor apartment located in this highly sought after retirement development within the centre of Cirencester close to a full range of amenities and facilities. The property benefits from a lounge with double glazed sliding patio doors opening onto the south westerly facing courtyard garden with a selection of low maintenance patio areas. Further benefits of the apartment include a refitted kitchen with a range of built in appliances, and the refitted shower room with an easily accessible shower enclosure. There is a double bedroom with window to front which benefits from a large built in double wardrobe. The apartment is warmed throughout by a series of new recently installed thermostatic heaters. The development benefits from a resident warden who is available seven days a week and each apartment has an emergency call system including daily motion sensor. No 82 has the unusual feature of a courtyard garden for use of the residents of the apartment, this has been landscaped by the owners and benefits from a selection of sunny patio areas with excellent access. The gardens orientation is south westerly and has pleasant views. We urge early viewing of this superb retirement apartment.



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

Barclay Court is in a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the town consists of period town houses and cottages. 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.

Barclay Court

Barclay Court offers its residents a wide range of facilities including a communal lounge for entertaining and social events, communal washing facilities, a guest room which is available through a booking system at a nominal cost and landscaped communal gardens for use of residents all year round as well as parking if required. The development is located within Cirencester with excellent access to all of the towns facilities and amenities including the Abbey Grounds a level and attractive park in the very heart of Cirencester

Outside

There are a selection of landscaped gardens surrounding the property open for residents to enjoy in the summer months. The large communal lounge and day area gives access to a private outside entertaining space ideal for residents in the summer.

Viewing

Through the vendors sole agent Cain & Fuller

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.

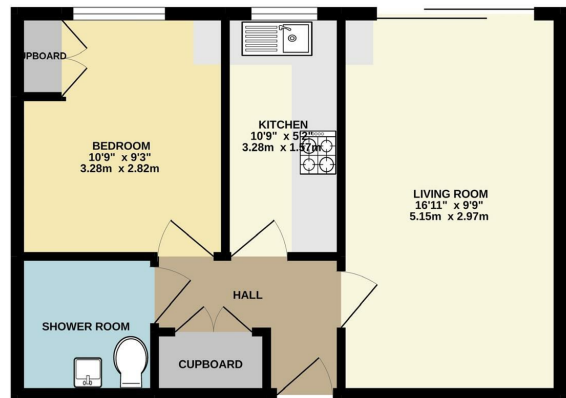
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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

GROUND FLOOR



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