



Garden Apartment, Minerva Court, Tower Street, Cirencester, GL7 1EZ **Chain Free £289,950**

A superb opportunity to purchase this two bedroom ground floor apartment located in Minerva Court a central and convenient position within an individually designed development exclusively for the over 55's. The apartment has the outstanding benefit of a secure and secluded courtyard garden to the rear for exclusive use of the property. Minerva Court is positioned in the very heart of Cirencester town with level access to all of the amenities and facilities that the town has to offer. Parking is allocated within the courtyard and for this apartment in front of the building where there is also additional visitor parking. We would urge early viewing of this chain free ground floor 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

Tower Street is a much 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.

Description

23 Minerva court is a pleasant light apartment presented in good condition benefiting being located on the ground floor of this sought after building. The main entrance door to the building has a security intercom for its residents, it leads to hall with access to the lift or stair cases to other floors. 23 is located on the ground floor of the building enjoying a dual aspect with pleasant views over the front of Minerva court and to the rear over the secluded garden. The entrance door into the apartment leads into a light and large hallway with doors to accommodation, the main reception space is of a good size with windows to the front aspect, plenty of space for soft furnishings and dining table. The kitchen is located to the rear of the apartment with a selection of built in appliances and storage, window and opening door leading to the private rear garden. The main bedroom is of a good size with a large selection of storage and window to garden, door giving access to a Shower room. The second bedroom is located to the front of the apartment with window to the courtyard at minerva court. The bathroom has been converted in the recent past to a shower room with window to rear aspect and door off the hallway. The property is warmed throughout by a gas fired central heating system which is complemented by double glazed windows it has been recently redecorated and recarpeted.

Outside

The garden apartment benefits from its own private garden fully enclosed creating a safe and secure place for small animals or young children, it is laid to slabs for ease of maintenance and enjoys a secluded aspect, side gated access to Tower street. Minerva court is a maintained courtyard community where there are well landscaped communal areas surrounding the buildings and parking. To one corner there is a secure refuge storage and recycling area for residents use.

Parking

There is one allocated space to the front of the apartment and plenty of visitors spaces available within the courtyard

Council Tax

Band D

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.

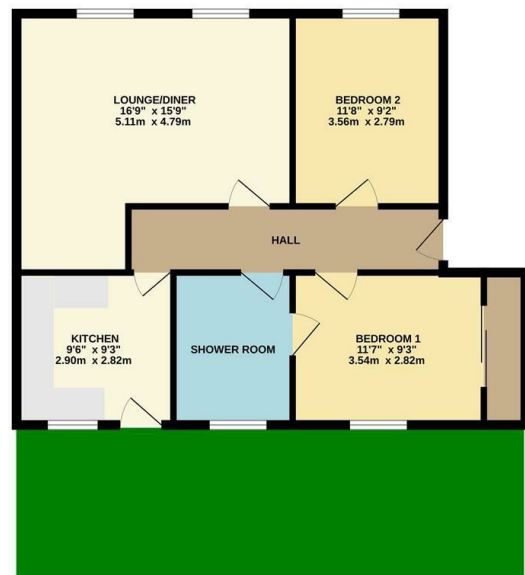
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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		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 CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA - 693 sq.ft. (64.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropack (2024)



53 Castle Street • Cirencester • Gloucestershire GL7 1QD
T: 01285 640604
E: info@cainandfuller.co.uk • www.cainandfuller.co.uk