



## **Apartment 3, 30 Victoria Road, Cirencester, GL7 1ES** **Guide Price £160,000**

A superb opportunity to purchase a unique apartment located in a secluded and sought after position within the very heart of Cirencester town close to a range of amenities and facilities including a selection of primary and secondary schools. The property occupies the top floor of a distinctive building and offers flexible well proportioned living space. Due to the height of the building there are far reaching views over the town of Cirencester. The accommodation is in need of some refurbishment and offers incoming purchasers the opportunity to create a large and attractive living space with the benefit of a share of freehold and parking for a small vehicle to the front of the building. We recommend early viewing through the vendors sole agent 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**

Victoria road 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.'

**Outside**

To the front of the building there is off road parking for a small vehicle for the benefit of the apartment.

**Tenure**

Lease hold

We are informed by the vendor that the property has a 999 year lease for the remaining years and maintenance charges call the vendors sole agent.

**Council tax**

Band A

**EPC**

Ask agent for details

**Viewing**

Through Cain & Fuller in Cirencester

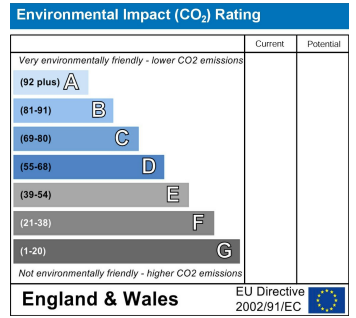
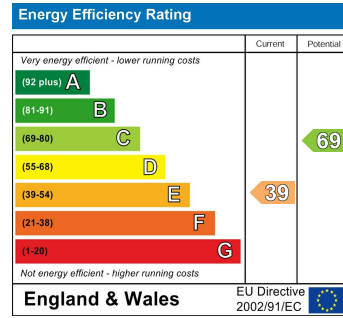
**Agents Note**

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.

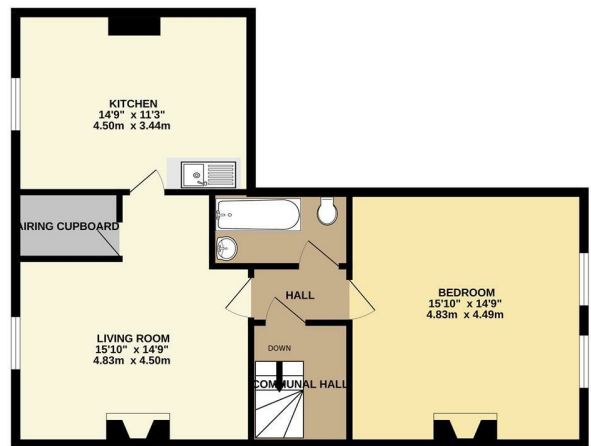
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.



GROUND FLOOR  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.  
Measurements are approximate. See to view. Dimensions represent only.  
Made with Hertsmap 12/24



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