



68 Priory Mews Trafalgar Road, Cirencester, GL7 2EL
Chain Free £198,950

Cain & Fuller

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A superb opportunity to purchase a two bedroom first floor retirement apartment located within this favoured development in the very heart of Cirencester town close to the Abbey Grounds Park. The apartment benefits from light and appealing living space having benefited from recent redecoration and re flooring, entrance door leading to reception hallway with double doors opening onto a large lounge with double glazed sliding patio doors opening onto an attractive balcony area with secluded south westerly facing views onto the landscaped communal gardens. There is a fitted kitchen/diner with a range of built in appliances and ample space for a dining room table, two good sized bedrooms and a recently replaced modern bathroom with easy access shower/bath enclosure with fitted shower. The apartment is warmed by a series of thermostatic heaters which are complemented by UPVC double glazed windows, some of which have pleasant views onto a section of the beautiful Abbey Grounds. Externally, there are a range of landscaped communal gardens to the front of the building and parking is available within designated residents parking areas within the development. Call the vendors sole agent to view this appealing property.

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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.

Facilities

Priory Mews forms part of a retirement development for the over 55's located on the edge of Cirencester town, there is a resident warden who cares for a community of residents on a daily basis. The facility includes a large resident lounge and social gathering room with access to a communal and sunny patio area, guest room available to book on a daily basis at an attractive low rate, communal wash room, selection of communal gardens around the building with seating areas. Assistance pull cord is located in every room within the apartment with a central control in the master bedroom to call for assistance if required.

Chair lift

The property has had a chair lift installed which is located in the communal hallway which can give a resident of this property easier access to the first floor apartment.

Outside

The properties are surrounded by attractive landscaped gardens with a selection of seating areas and pathways for easy access.

Parking

Residents are able to park one car in the parking areas, there is also covered storage space for mobility scooters on site.

Viewing

Through Cain and Fuller in Cirencester

EPC

C rating

Council Tax

Band C

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.

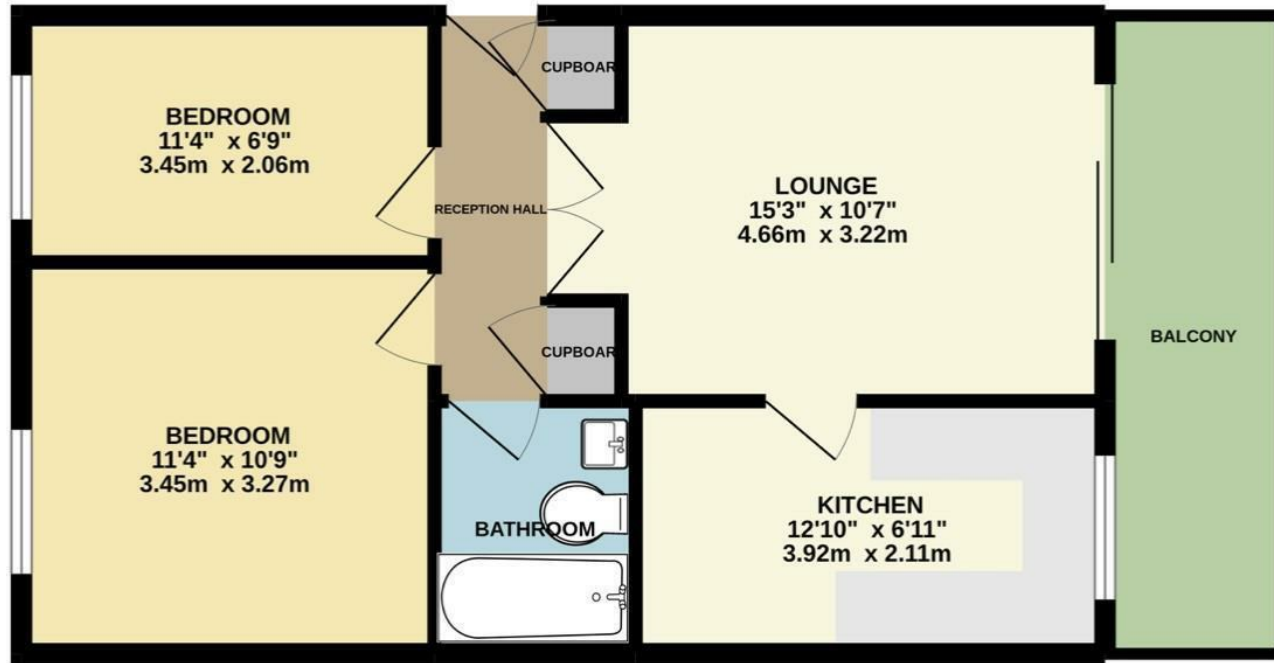
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.







Measurements are approximate. Not to scale. Illustrative purposes only
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