



3 Bath Gate Place Hammond Way, Cirencester, GL7 1ZJ
Chain Free £395,000

Cain & Fuller

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An extremely well present ground floor two bed room apartment with parking located in this prestigious McCarthy and Stone Retirement development, close to Cirencester town centre, and as you would expect finished to a high specification with the benefit of under floor heating, contemporary fully fitted and equipped kitchen, modern well presented shower rooms for easy access and excellent decorative order. A major benefit of apartment three is that it is positioned at the quieter rear of the building and has the benefit of a private terrace with ample space for outside seating. Bath Gate Place offers independent retirement living in a select and high quality setting giving its residents access to all of the towns amenities and facilities within level walking distance a very unique position. The property further benefits from a stylish residents lounge, on site house manager with 24 hour emergency call link to all services and the benefit of a luxurious guest suite for visiting friends or family. Bath Gate Place is a truly unique retirement community call the vendors sole agent Cain & Fuller in Cirencester to arrange a visit.

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

Bath Gate Place is in 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

Bath Gate Place is located in the very heart of Cirencester close to all facilities , apartment 3 is ground floor and as such has a generous patio with direct access of the dining area ideal for placement of a table and chairs and a selection of freestanding pots for those who wish to have a small garden area.

Parking

There is one allocated parking space for apartment 3 to the rear of the building which can be seen from the apartment and gives good access into the building.

Outgoings

Bath Gate Place is a retirement setting with warden assistance ask the vendors sole agent for a list of the outgoing with this apartment

Tenure

Leasehold- ask the vendors sole agent for lease details

Viewing

Through Cain & Fuller the vendors sole agent in Cirencester

Agents Note

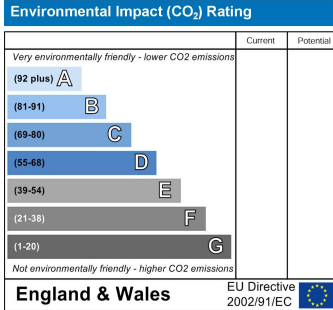
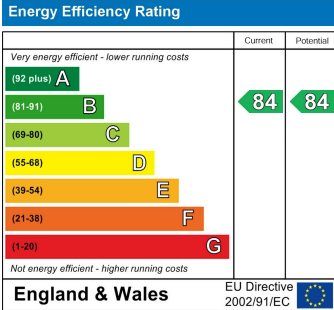
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Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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