



Apartment 10, London Place Cirencester, GL7 1AB
Asking Price £259,950

Cain & Fuller

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A unique split level two bedroom apartment located in a high quality building within the very heart of Cirencester town centre with the benefit of gated secure parking for one vehicle. London Place comprises of a selection of high-quality luxury apartments located in a central position. Number 10 offers light flexible living space within a secure managed setting and benefits from a private southerly facing balcony offering interesting views over Cirencester town. Access to the apartment is through a secure door from the first floor communal hallway which opens onto a large hallway with ample space for coats etc. With a large sash window providing light a small set of steps leads to the main living area of the apartment, a large and inviting dual aspect space with the lounge area opening onto a secluded external balcony which benefits from a southerly aspect with space for table and chairs and a pleasant view over the surrounding area. The open kitchen/diner offers space for a large dining table and benefits from a modern fitted kitchen with selection of storage and appliance. A great benefit of the property is the two large double bedrooms with selection of storage, worth a special mention is the second bedroom which benefits from a selection of exposed purl in timbers. There is a modern white bathroom to service the bedrooms with bath and fitted shower. The whole apartment is warmed throughout by a gas fired central heating system which is complemented by double glazed windows and doors. The building is accessed via a secure door intercom from the front giving direct communication with the apartment for all visitors. To the rear there is allocated parking within a secure gated residents car park for each apartment. For those looking for a well proportioned high specification living space in Cirencester town centre with private outside space we urge early viewing of this attractive 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.

Location

London Place is in a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the street 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.

Southerly Facing Balcony

Apartment number 10 has a sizeable private balcony which benefits from a southerly facing aspect and a high degree of privacy, apartments with this type of outside space are rarely found in the town centre.

Gated Residents Parking

There is a gated car park to the rear of the building which is accessed through a security gate allowing only residents of the building access, number 10 has allocated parking for one vehicle.

EPC

C rating

Council Tax

B band

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.

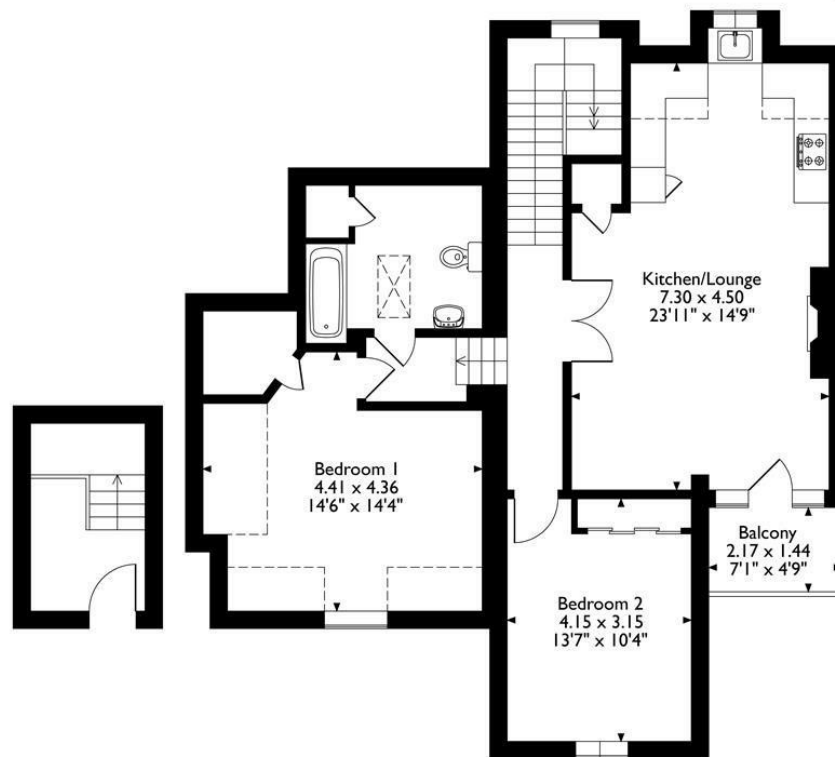
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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.





London Place, Flat 10, 2-4, London Road, Cirencester, Gloucestershire
Approximate Gross Internal Area
95 Sq M/1023 Sq Ft



First Floor

Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.