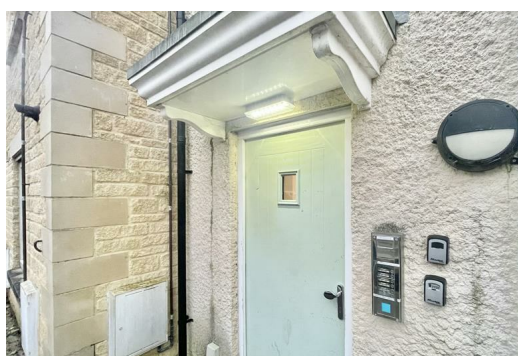




Apartment 3, 1 New Akeman Court Cirencester, GL7 1FU **Asking Price £208,000**

A superb opportunity to acquire a high quality first floor apartment located in the very heart of Cirencester town close to the full range of amenities and facilities that the town has to offer. The property benefits from light and spacious accommodation with a modern contemporary kitchen with selection of built-in appliance, well appointed white bathroom with bath and fitted shower and full gas fired central heating is benefited by double glazed windows throughout. The apartment is dual aspect with a well proportioned main living space to the front allowing ample space for soft furnishings and a fair size dining table. A large hallway gives access to all areas of the apartment including the two spacious bedrooms and a selection of built-in storage. Externally access to the building is through a secure main entrance with door intercom. The apartment benefits from allocated parking for one vehicle to the front of the building which is visible from the apartment. Energy is such a concern for modern living, this home benefits from an impressive B rating making it a highly energy efficient living space. Call the vendors sole agent Cain & Fuller to arrange a viewing.



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.

Amenities

West Way is in a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the town 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.'

Outside

To the front of the building there is main communal door intercom access to each apartment creating a safe and secure setting for residents.

Allocated Parking

The property benefits from its own designated parking space to the front of the building, visible from the apartment.

Council tax

Band B

EPC rating

Band B

Tenure

Leasehold of 125 years from 2015

Service charge of £1311.72 per annum is payable.

Viewing

Through Cain & Fuller in Cirencester

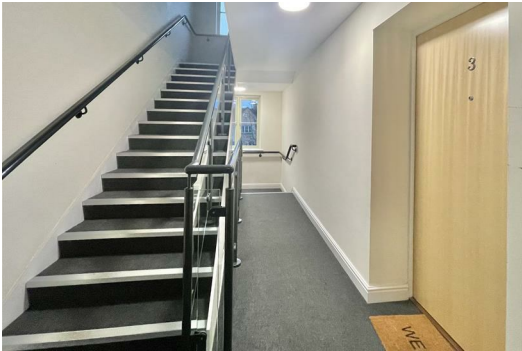
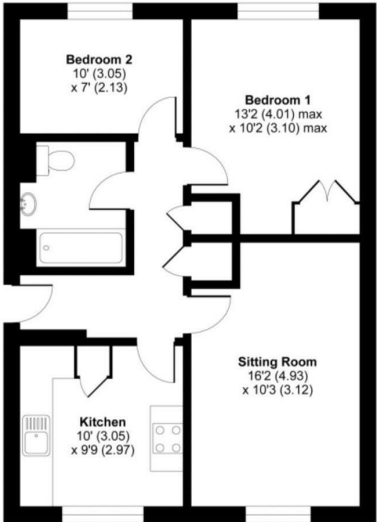
Agents Note

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. Some images may have been adjusted and in some cases the room may have been virtually dressed for the listing , ask the agent to confirm any changes that may have been made for marketing purposes.

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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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