



The Ground Floor Apartment, Bedford House, Cirencester, GL7 1ES
Asking Price £253,500

Cain & Fuller

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A superb opportunity to purchase a split level two bedroom apartment located in a sought after position within the very heart of Cirencester close to the range of amenities and facilities that the town has to offer and also the wonderful St Micheals Park a terrific amenity for the residents in this section of Cirencester offering tennis courts, golf, boule and a season cafe ideal for facilities. Bedford House is a distinctive conversion of an attractive period building carried out in 1990 with the benefit of a 999 year lease. The building offers residents spacious unique apartments with the benefit of a large communal garden to the rear for the summer months and a secluded car park to the rear of the building with allocation for each property. Secure entrance door intercom leads to a large communal hall with access to the apartments. The owners of number 1 have carried out extensive renovation to the property in recent years to now present a flexible and stylish living space set out over two stories. There is a well fitted kitchen with built-in appliances, contemporary shower room, large open inviting main living area with stunning bay window to the front aspect taking full advantage of a westerly facing orientation. The apartment benefits from two double bedrooms and a selection of extensive storage, ideal in an apartment. We urge early viewing of this unique stylish apartment through Cain & Fuller in Cirencester.

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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. The town is serviced by a popular Waitrose store, along with centrally located M&S Simply Food, and on the outskirts of town a large Tesco Extra, Aldi and Lidl. There is also a celebrated local Hospital an asset for any Market town. 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.

Anemities

Victoria road 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

Communal gardens

Residents in Bedford house benefit from a communal garden to the rear of the building laid to a paved area ideal for the summer months. To one corner of the plot there is also access to a designated bin storage area.

Allocated Parking

The property benefits from allocated parking in the private parking area to the rear of the building.

Outside

Bedford House residents benefit from a communal garden to the rear of the building ideal in the summer months, an arched access to the left hand side of the building leads through to the private car park for all residents at the rear of the building.

Tenure

Leasehold 999 year lease from February 1990

EPC

Band D

Council Tax

Band A

Broadband and mobile

We recommend purchasers go to Ofcom for information on broadband speeds and mobile reception.

Agents Note

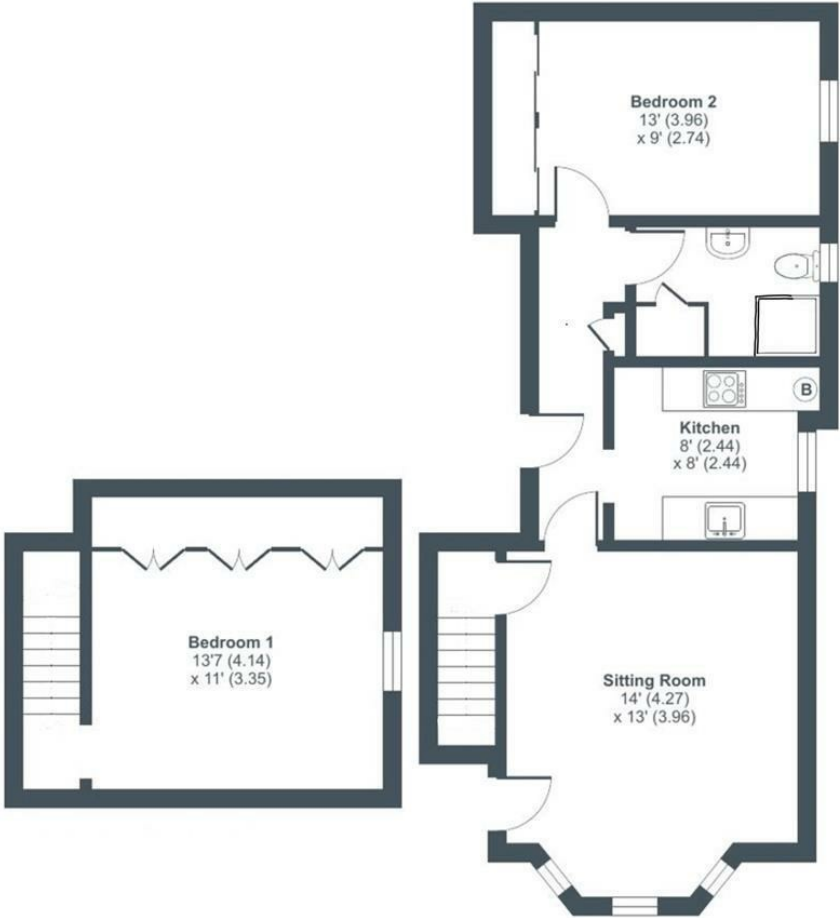
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements 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



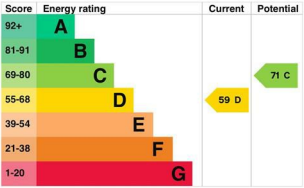




Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.