



17 Hoopers Court West Way, Cirencester, GL7 1GS
Chain Free £212,500

Cain & Fuller

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*** CHAIN FREE PROPERTY *** Hoopers Court offers prospective purchasers an excellent and unique opportunity to acquire a high quality two bedroom first floor apartment located in a central and attractive position within Cirencester town centre with the benefits of parking for one vehicle in a gated secure car park and a lift to access all floors of the building. Internally there is gas fired central heating , a modern fitted kitchen and well presented modern bathroom with bath and shower over. The property benefits from two well proportioned bedrooms and a good selection of storage. Hoopers Court is located in the very heart of Cirencester town close to all facilities and amenities that the town has to offer we urge early viewing of this high quality apartment through Cain & Fuller in Cirencester.

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.

Amenities

Hoopers Court 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.'

Description

Hoopers Court is a small and select development has been recently finished by Bryant Homes to an exacting and pleasing standard. The apartment benefits from a fully fitted kitchen with an excellent range of storage units and built in appliances, a large main living room with pleasant southerly facing views into the gated courtyard, two bedrooms with some built in storage and a luxury contemporary bathroom suite. The apartment is warmed throughout by a gas fired central heating system complemented by double glazed windows and is presented in superb condition. Externally there are communal garden areas within the gated courtyard. Hooper's Court becomes a gated community within the evenings with the main front and rear entrance gates being closed with security intercom access to the apartments and parking.

Outside

Hoopers court has security gated access to the grounds on a daily basis, there is a communal entrance door with intercom call to each apartment, outside garden/seating area for residents and access to communal bike store and covered refuge area.

Mobile and broadband

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

Allocated Gated Parking

There is allocated parking for one car in the security gated access car park to the rear of the building a great asset in a property located in the heart of town.

Viewing

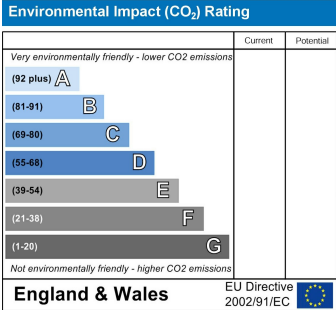
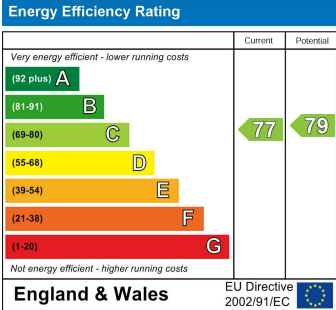
Through Cain and Fuller in Cirencester

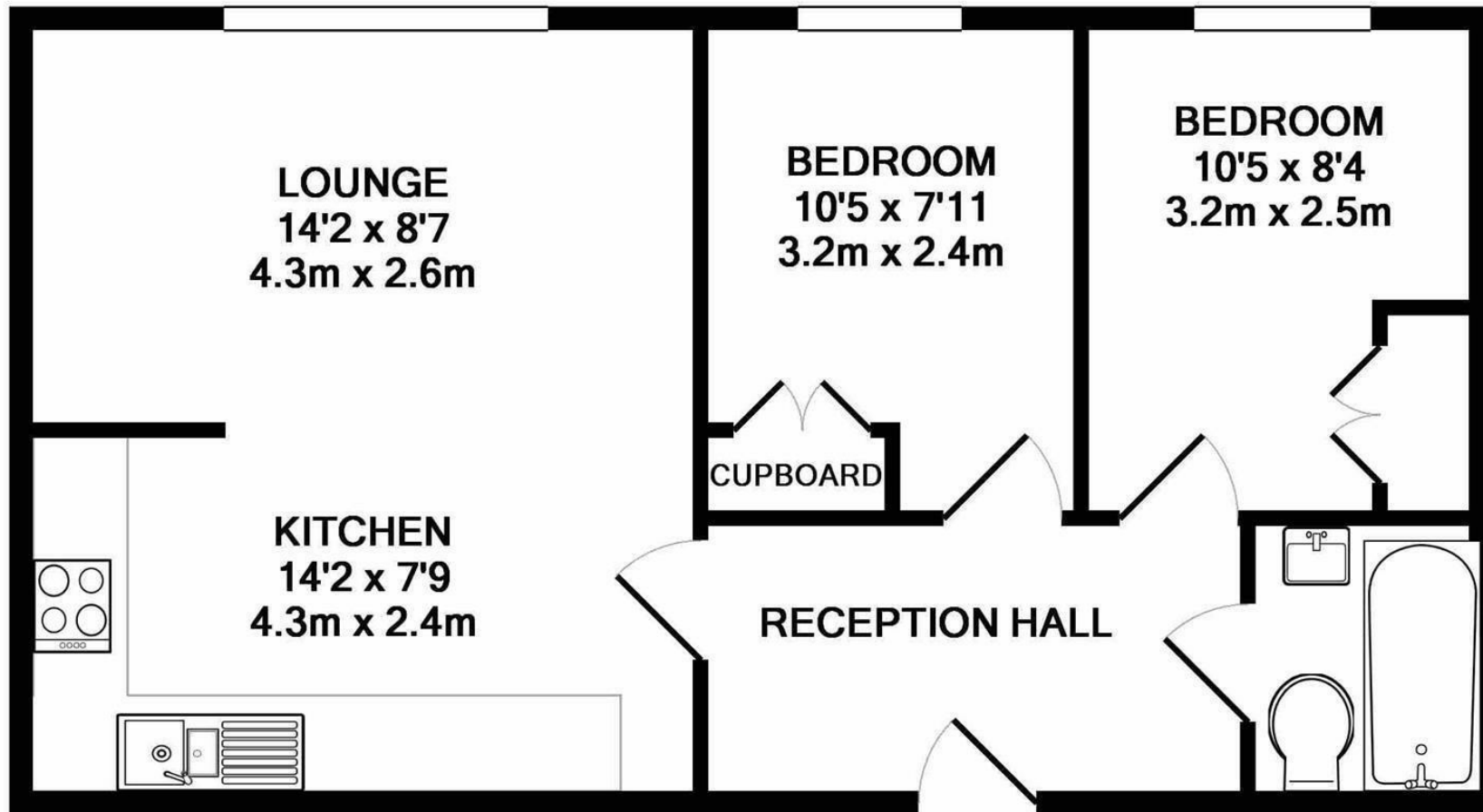
Agents note

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. 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

EPC





Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is C. 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.

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