



2 Mullings Court, Cirencester, GL7 2AW
Chain Free £235,000

Cain & Fuller

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Cain & Fuller

Mullings Court is a purpose designed development of two and three bedroom apartments conveniently located a 3 minute walk from the town's Market Place. The development incorporates some communal facilities to include landscape gardens, laundry room and deep cupboard storage ideal in a town environment. Number 2 Mullings court is located on the ground floor and offers a light dual aspect living space with pleasant views onto the enclosed landscaped gardens from most living areas. There is a large lounge leading onto a wide and light dining room which in turn leads to a comprehensively fitted kitchen with selection of built-in appliance. Entrance door to the apartment leads to a large hallway with selection of deep built-in storage and access to all rooms and living areas. The two double bedrooms both boasts large picture windows which have views onto Dollar Street with its attractive historical buildings. The bedrooms both also have built-in storage. In recent years the vendor had a contemporary walk-in shower room fitted with large picture windows which to the rear aspect. Externally the building is surrounded by landscaped gardens which have access to all the town's facilities including the Abbey Grounds. The apartment benefits from a single garage in a private car park to the rear of the building. We are able to bring the property to the market in a chain free position and we urge early viewing through Cain and 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. 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

Cirencester Town 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

The property is surrounded by landscape gardens with gate access for residence being located in the centre of an historical section of Cirencester with direct access onto dollar Street and also the Abbey grounds. The building occupies a sort after position giving direct access onto all amenities and facilities that town has to offer.

Single garage

There is a single garage where residents park to the rear of the building.

Viewing

Through Cain and fuller in cirencester

Council tax

Band D

Leasehold

999 lease from 1982 with 953 years remaining

Maintenance charge of £3280

Ground rent £40 pa

Tenure - Leasehold

EPC

D rating

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

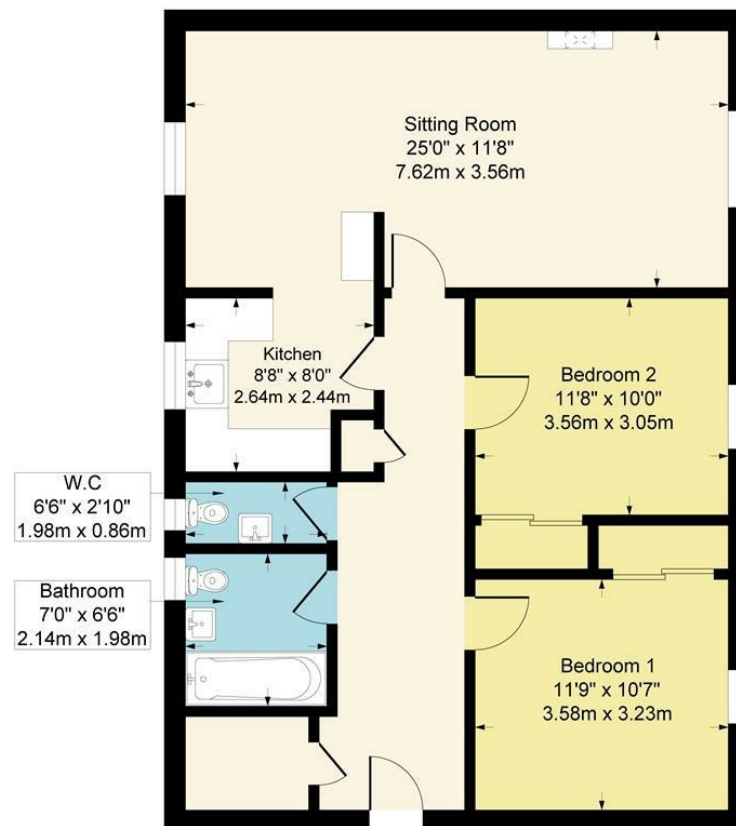
checking them first.

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.





Approximate Gross Internal Area 900 sq ft - 84 sq m

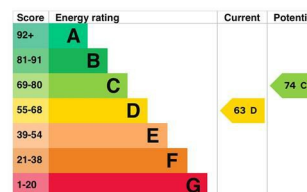


Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

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.