



West Market Place, Cirencester, Gloucestershire.

Offers in Excess of £200,000



Flat 2, Scotland House, Cirencester, Gloucestershire.

DIRECTIONS

Please use the postcode GL7 2NH or call the office at any time for detailed directions from your location.

SUMMARY

Situated in the very heart of this popular Cotswold town is this characterful multi-level apartment. As well as offering heaps of charm and fantastic views across the town, there is also a lot of space arranged over the three floors with two double bedrooms. Offered for sale with no onward chain.

PROPERTY

The property is accessed via an entrance hall with useful storage area and access to the large master bedroom with built in wardrobe and a sash window enjoying a view to the front of the building and over the town.

Stairs from the hall lead up to another landing with storage cupboard and access to the bathroom which is fitted with a suite comprising bath with shower over, wc and wash hand basin as well as a good storage cupboard which is currently used for the washing machine. There is another attractive room on this floor with built in cupboard and the same great view and a feature fireplace. This useful space would make a great second bedroom or reception room as required.

The top floor landing also benefits from a storage cupboard as well as a hatch providing access to the loft space with a small access to the roof. The living room is also a good size and again shares the fantastic view to the front as well as some alcove storage. The kitchen is fitted with a range of cupboards and drawers with built in oven, hob and hood, sink and further appliance space.

GARDENS

Although the property does not have any outside space of its own, it is located next to the Abbey Grounds which is an attractive country park with small lake, bandstand, children's play area, as well as the remains of the original abbey and Roman Wall ruins. The property does not have parking but there are various options available. As a resident of neighbouring Black Jack Street without parking, Christian in our office will be on hand to discuss further.

LOCATION

This iconic building is situated in the very heart of this popular Cotswold town and could not be better placed for the regular events that occur in the market place. It provides easy access to the many amenities and facilities offered as well as remaining convenient for the local road and rail network.

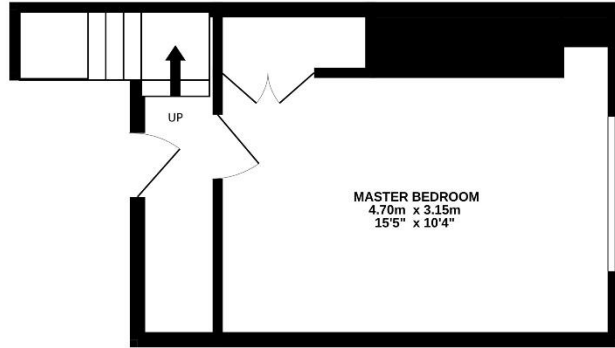
VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

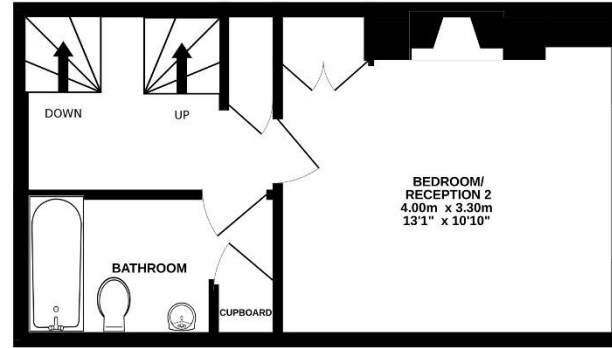
AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

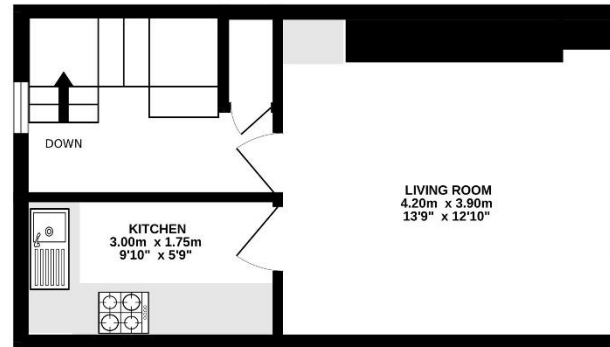
1ST FLOOR



2ND FLOOR



3RD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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