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Flat 3 Homeberry House, 13 Ashcroft Gardens, Cirencester, GL7 1RU

A fantastic opportunity to purchase this one-bedroom ground floor, retirement apartment, situated in the town centre of Cirencester. With a level walk to local shops and amenities. Offered to the market with no onward chain.

Homeberry house is situated just off Ashcroft Gardens, built in the 1980's the building consists of 61 retirement flats for the over 60's. The property is accessible via wheelchair throughout and benefits from a 24-hour emergency care line system, lift to further floors, a communal laundry facility, guest accommodation and a communal lounge. Well-manicured gardens complete the benefits of Homeberry House.

Flat 3 benefits from a ground floor position and comprises an entrance hallway with access to the sitting/dining room. There is space for all of the expected furniture with a large window and personnel door overlooking the well-manicured gardens. An open arch doorway leads into the 'U' shaped kitchen area. There are wall and base units to provide ample storage. Integrated appliances consist of an electric hob, fan assisted oven and fridge freezer.

Continuing through to the accommodation, the bedroom is of a good double size. There are three integrated storage units. One of double size with a sliding mirror door. The main bathroom completes the property with toilet, wash basin and spacious walk-in shower. A fantastic storage cupboard sits adjacent to the bathroom.

Externally, there are immaculate manicured gardens. There is a patio area as soon as you step out of the property which is a great space for al fresco dining. There is a mixture of lawned areas, raised beds and patio. A pedestrian gate leads out onto the nearby street which is only a short stroll to the local town centre. Parking is available as a first come first serve basis. We are informed the property is connected to mains services such as: Electricity, water and drainage. Council Tax band A (Cotswold District Council).

EPC – C (73).



The property is leasehold. There are 100 years remaining on the lease. The annual service charge is £2,591.76 as of 2024 paid bi-annually. The annual ground rent is £213.53.

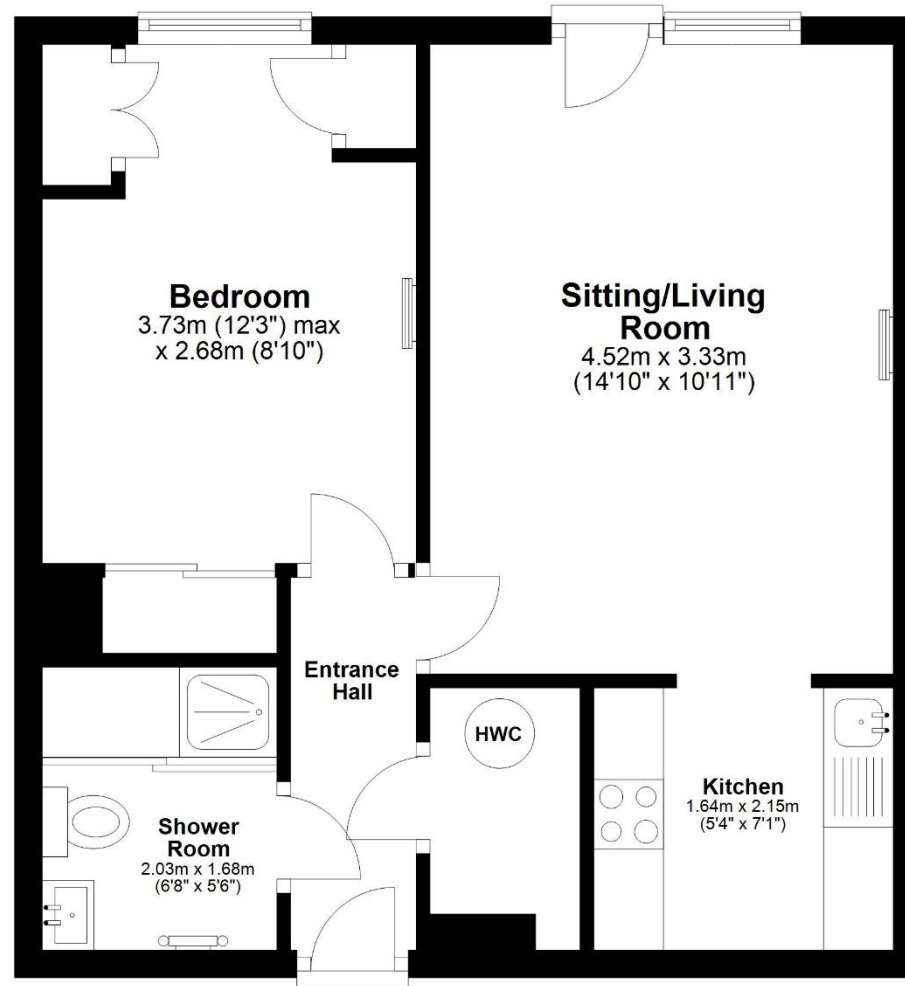
The market town of Cirencester is the largest in the Cotswolds district and is often referred to as the 'Capital of the Cotswolds'. The town dates to Roman times and is centred around the marketplace adjacent to the Church of St John the Baptist. There is an impressive selection of both independent and high street shops, in addition to many cafes, bars and hotels. Further supermarkets and a retail park also compliment the town. Cirencester has fantastic commuting links to the motorway network and neighbouring towns of Cheltenham, Gloucester and Swindon are all within easy reach. A local train station in nearby Kemble provides a mainline to London Paddington.

Guide Price £139,950



Ground Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Total area: approx. 39.2 sq. metres (421.9 sq. feet)