



Acanthus Court, Cirencester, Gloucestershire.

£200,000 Leasehold

## 4 Acanthus Court, Cirencester, Gloucestershire.

### Directions

Please use the postcode GL7 1PW or call the office at any time for detailed directions from your location.

### Summary

A beautifully presented two bedroom first floor apartment, tucked within the popular Acanthus Court development and offered with allocated parking. The finish is the real story here, with a stunning refitted kitchen/dining room, a stylish modern bathroom and smart, high quality touches throughout. The living room is a comfortable size with a pleasant outlook, while both bedrooms are well proportioned, with the main bedroom also benefitting from fitted wardrobes. Set within easy reach of Cirencester town centre, local amenities and excellent road links, this is a superb low maintenance home with far more polish than you might expect at this level of the market.

### Step inside

The property is approached via a communal entrance, with stairs leading to the first floor. Once inside the apartment, the entrance hall gives a proper sense of arrival and provides access to the principal rooms, along with useful built in storage.

The main living space has a calm, elegant feel, with engineered-style flooring, soft neutral decoration and a window drawing in natural light. It is a comfortable room with enough space for relaxed seating, and the finish throughout immediately gives the impression of a home that has been carefully improved and very well looked after.

The kitchen/dining room is one of the strongest features of the apartment. Beautifully fitted with a range of shaker-style units, sleek work surfaces, an inset Belfast-style sink, built in oven, gas hob and further appliance space, it has a much more premium feel than many apartments of this style. The dining area sits naturally within the room, making it ideal for everyday meals, entertaining or simply enjoying a slower morning coffee. It is practical, stylish and wonderfully inviting.

There are two bedrooms, both well presented. The main bedroom is a generous double with fitted wardrobes, while the second bedroom offers excellent flexibility as a guest room, home office, dressing room or hobby space.

The bathroom has been refitted to a particularly impressive standard, with marble-effect tiling, a bath with shower over, fitted vanity storage, WC and

heated towel rail. It feels smart, fresh and genuinely luxurious, completing the apartment beautifully.

### Step outside

Acanthus Court is a private residential development with a peaceful, established feel. The property benefits from allocated parking, communal outside areas, a bin store and access to a locked bike store.

Although the apartment itself is designed for easy, low maintenance living, the setting still offers greenery and a pleasant outlook, with mature planting and shared external spaces adding to the overall appeal.

### Area insight

Acanthus Court is well placed for access to Cirencester and the surrounding area. The town centre is within walking distance, offering a wide range of independent shops, cafés, restaurants, schools, leisure facilities and everyday amenities, while nearby supermarkets and local services are also easily accessible.

For those commuting or regularly travelling by car, the position is particularly convenient, with straightforward access to the ring road and the wider road network beyond. It is a location that works well for buyers wanting the practicality of town living, but with a quieter, more tucked away residential setting.

### Viewing

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

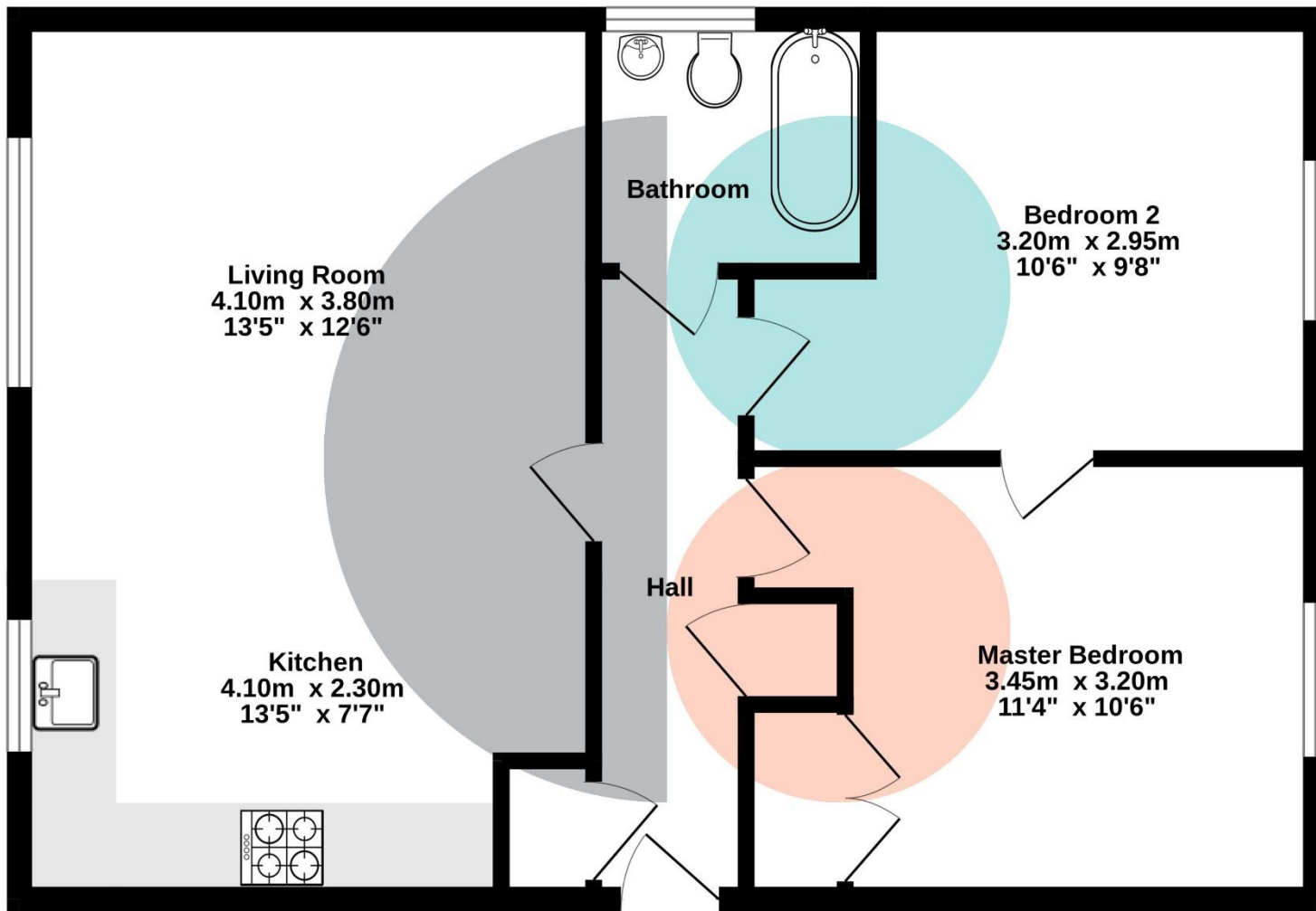
### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

### 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.





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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