



Apartment (EPC Rating: C)

**BERESFORD HOUSE, SHEPHERDS WAY,
CIRENCESTER, GLOUCESTERSHIRE, GL7**
Per Month

£1,300 Per

CANNON ESTATES
SALES & LETTINGS



2 Bedroom Apartment located in Cirencester

Situated within the charming Beresford House, this delightful two-bedroom apartment offers a splendid opportunity for those seeking a comfortable and stylish home on the outskirts of Cirencester town centre. Situated on the second floor of an attractive period building, the apartment has been meticulously refurbished to meet modern living standards while retaining its character.

Upon entering, you are welcomed into a spacious lounge, complete with a feature fireplace that adds a touch of warmth and elegance. The fully fitted kitchen is equipped with a range of integral appliances, making it a joy for any culinary enthusiast. Both bedrooms are generously sized doubles, each benefiting from built-in storage, ensuring ample space for your belongings. The contemporary bathroom is thoughtfully designed, featuring a modern suite and additional storage options.

The property is efficiently warmed by a gas-fired central heating system, ensuring comfort throughout the year. Character features abound, including picture rails and double-glazed leaded windows that not only enhance the aesthetic appeal but also provide far-reaching views over Cirencester town.





Approximate total area^m
681 ft²

Reduced headroom
1 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

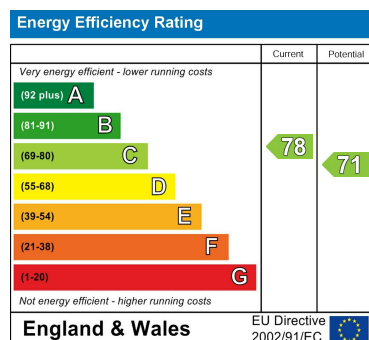
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax Band

A

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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