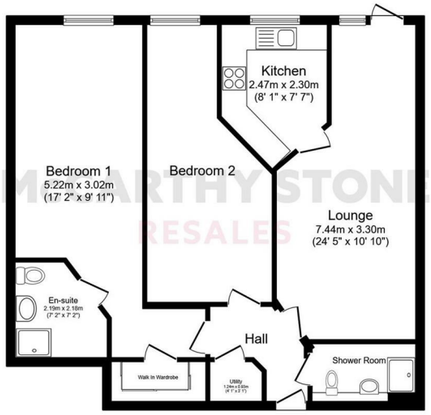
Excellent

Trustpilot

McCarthy & Stone
Resales.




Total floor area 82.6 sq.m. (889 sq.ft.) approx

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Registered in England and Wales No. 10716544

The Property Ombudsman









## 1 Bath Gate Place

Hammond Way, Cirencester, GL7 1ZJ

2 | 2 | Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 1 Bath Gate Place could be the ideal place for you. Contact our team to arrange an appointment to view.

## Asking price £365,000
## Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

### Why you'll love living here:

- Delightful ground floor retirement apartment with patio
- House Manager
- Stylish Guest Suite for visiting family & friends
- Elegant Homeowners Lounge where social events take place
- Communal Landscape Gardens
- 24-hour emergency call systems
- Guest parking
- Lift to all floors

McCarthy & Stone
Resales.

Trustpilot ★★★★★ Rated Excellent

# 1 Bath Gate Place, Cirencester

2 | 2 | Asking price £365,000

### Bath Gate Place
Bath Gate Place, built by McCarthy & Stone, has been designed and constructed for modern independent retirement living. The development consists of 34 retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during their working hours to take care of the running of the development.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy and cleaning costs of the homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The homeowners lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a small fee per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Property Overview
This immaculate two-bedroom, ground-floor apartment enjoys a desirable south-west-facing position with a pleasant outlook. The spacious lounge opens directly onto a private patio, while the accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe and en-suite. The second bedroom can be used as a study or hobby room. There is a contemporary shower room and a spacious utility room housing a washer-dryer.

### Social Lifestyle
The Communal Lounge is at the heart of the community at Bath Gate Place and is where the majority of social gatherings take place. Regular activities include; coffee morning's, bridge club, art club and Friday chat and bubbles to name just a few along with themed events throughout the year. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

### Landscaped gardens
One of the main social hubs of Bath Gate Place the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Complete with a vast array of herbs, vegetables and floral displays. Best of all, Your McCarthy & Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

### Car Parking
There is no allocated parking space for this apartment. The development has visitor parking, adjacent street parking and nearby municipal parking available.

### Service Charge (breakdown)
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Mains water and electricity
- Electric room heating
- Mains drainage

The annual service charge is £4,723.85 per annum (for financial year end 30/06/2027).

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

### Lease Information
Lease Length: 999 years from the 1st June 2016
Ground rent: £495 per annum
Ground rent review: 1st June 2031

### Additional Information & Services
- Full Fibre Broadband

### Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT



















