



Apartment (EPC Rating: B)

# RIVER COURT, BEECHES ROAD, CIRENCESTER, GLOUCESTERSHIRE, GL7

Price

# £169,950

**CANNON ESTATES**  
SALES & LETTINGS



# 2 Bedroom Apartment located in Cirencester

Welcome to this modern apartment located in the charming area of River Court, Cirencester. This delightful property features a well-designed layout, comprising one inviting reception room that serves as the perfect space for relaxation or entertaining guests. The apartment boasts two comfortable bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat.

The bathroom is thoughtfully appointed, ensuring convenience and comfort for all residents. With a contemporary design, this apartment is ideal for those who appreciate modern living in a vibrant community.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, which is a rare find in such a desirable location.

Situated in Cirencester, known for its rich history and picturesque surroundings, this apartment offers not just a home, but a lifestyle. Residents can enjoy the local amenities, including shops, cafes, and parks, all within easy reach.

This property is perfect for anyone looking to embrace modern living in a beautiful part of the Cotswolds. Don't miss the opportunity to make this lovely apartment your new home.

## COMMUNAL HALL

Communal Hall with stairs to the first floor and access to the apartment.

## HALLWAY

Entry phone system, electric heater door to Lounge.

## LOUNGE/DINER

Windows to the Front, Electric heaters, T.V. Point, Telephone points, arch to Kitchen.

## KITCHEN

Well fitted with sink, matching wall and floor units with work surfaces above, electric cooker, part tiled walls, washing machine and fridge freezer.

## BEDROOM 1

Double room with window to the front, electric heater, wood flooring

## BEDROOM 2

Windows to the front, electric heater.

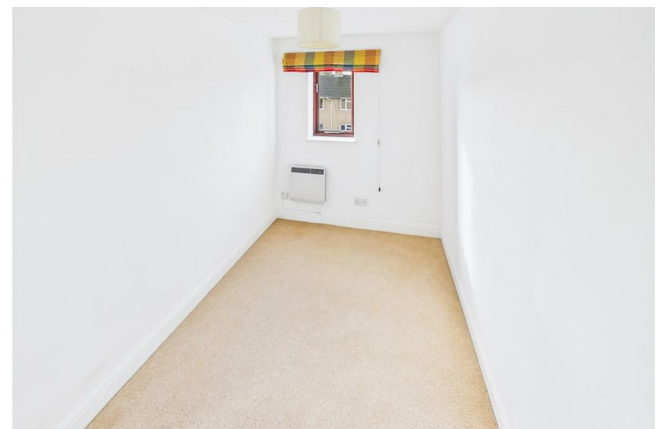
## BATHROOM

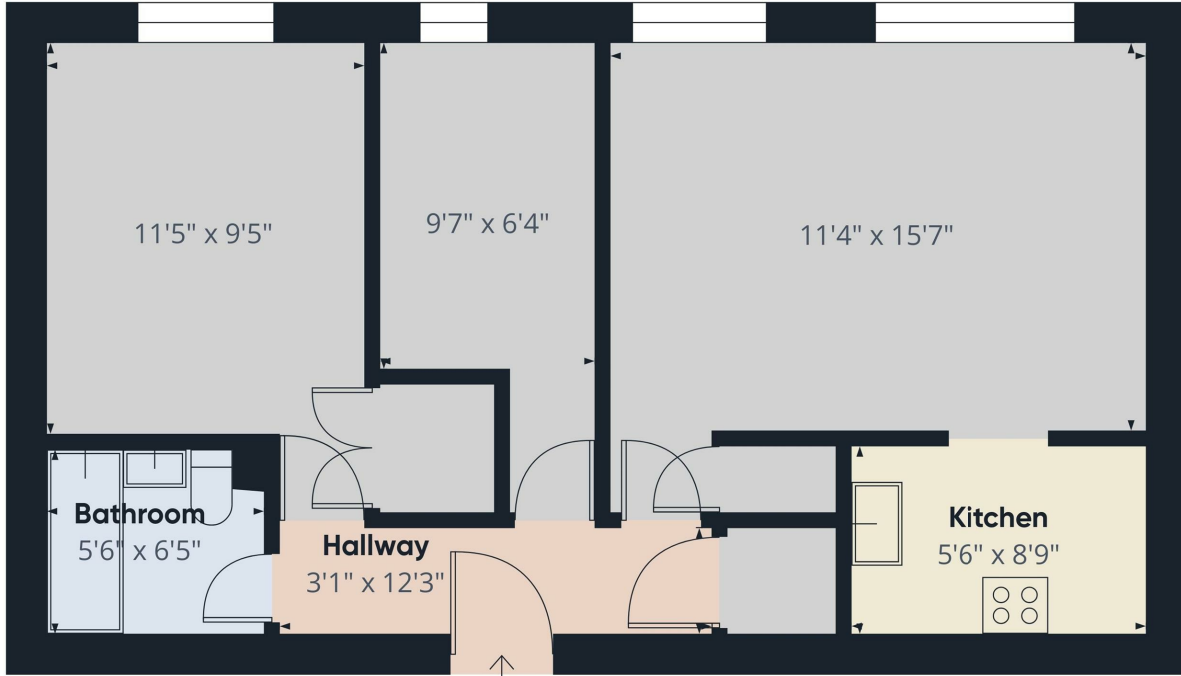
Modern white suite of bath with shower over, wash hand basin, low level W.C. part tiled walls, electric heater.

## OUTSIDE

Communal gardens and allocated parking for 2 vehicles.

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Approximate total area<sup>m</sup>  
531 ft<sup>2</sup>

(1) Excluding balconies and terraces

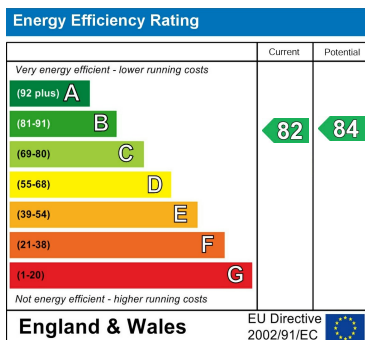
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Council Tax Band

**B**

### 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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