



Arnolds Way, Cirencester, Gloucestershire.

£166,000 Leasehold



73, Arnolds Way, Cirencester, Gloucestershire.

Directions

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

Summary

In a market full of conventional apartments with communal hallways and hefty service charges, this one-bedroom maisonette offers something refreshingly different. With its own private front door, a surprisingly spacious layout and a genuinely useful additional room, it feels far more like a small home than a standard flat. Add in a long lease, a modest service charge, and new windows scheduled for replacement by the freeholder, it represents exceptionally smart buying with no onward chain.

Step inside

One of the real advantages here is independence. You're not stepping into a shared corridor or navigating communal spaces — you enter through your own private front door, giving this property the feel of a house rather than an apartment.

Upstairs, the living space is bright and comfortable, flowing through to a newly fitted kitchen with built-in oven, hob and fridge freezer. It's practical, well laid out and ready to go — whether that's your first step onto the ladder or your next addition to a portfolio.

The bedroom is a proper double with built-in wardrobes, offering genuine space rather than a compromised after thought. And then there's the bonus — a large additional storage room that has previously been used as a home office, snug and den. At this price point, that flexibility is rare and makes a noticeable difference to how the property functions day to day.

Gas central heating and a refitted bathroom complete a home that feels larger and more versatile than you might expect from the headline description alone.

Step outside

Allocated parking sits conveniently to the front, along with an external storage cupboard.

There's no private garden — but there are communal green spaces nearby, and the beauty of this location is that you're not tied to maintaining anything you don't want to. Low maintenance. Low stress. Low ongoing costs.

Speaking of which — the service charge for the next financial year is just £632.17, significantly lower than many competing apartments locally. And with new windows scheduled for replacement by the freeholder within the year, a key future expense is already accounted for.

Area insight

Arnolds Way sits in a well-established residential area of Cirencester, just a 15 minute walk into the Market Place.

Whether it's coffee, independent shops, evening drinks or weekend wandering — it's all within easy reach.

For investors, the location has consistent rental appeal.

For first-time buyers, it's accessible and sensible.

For downsizers, it's simple and manageable.

It's the kind of spot that quietly works for almost everyone.

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.

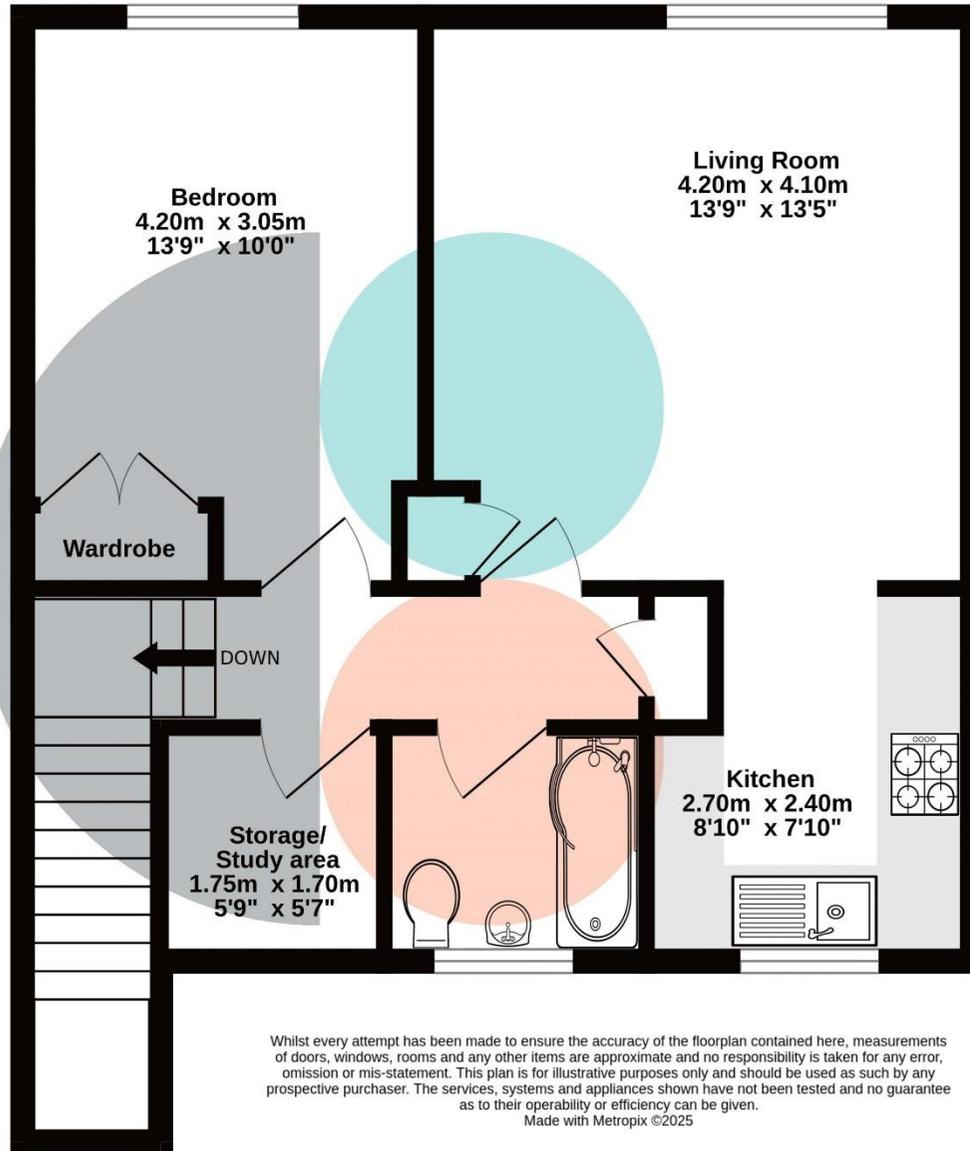
Agents Note

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.

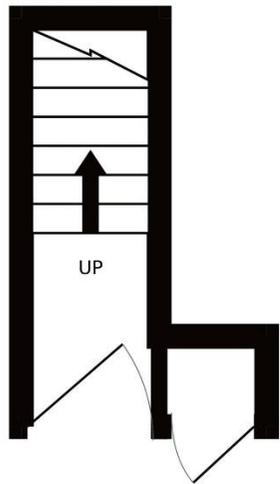
01285 885555 01793 750793
hello@christianbenjamin.property

ChristianBenjamin.Property

1ST FLOOR



GROUND FLOOR



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.
Made with Metropix ©2025





