

The Penthouse, Victoria Road, Cirencester, Gloucestershire, GL7 1EN
Chain Free £230,000

Cain & Fuller

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The Penthouse Cirencester ! What a great opportunity ! An individual Two bedroom Loft Style Apartment located in the very heart of Cirencester Town with a superb westerly facing roof garden. Throughout the living space there is modern contemporary design with a selection of double glazed windows and sky lights, Oak floors for natural texture, full gas fired central heating and a modern clean style of décor. The living space also benefits from an extensively fitted Kitchen with selection of built in appliance and modern Bathroom with separate bath and shower. From the main living area double doors give access to the roof garden which benefits from a sunny aspect and pleasant views over Cirencester Town. We urge early viewing through Cain and Fuller in Cirencester.

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Communal Entrance Hall
This Interesting building has Security Access via a door intercom into a reception lobby where the post in centrally collected. Glazed door gives access to main Residents Hallway.

Living Area 16'11" x 10'9" (5.18 x 3.28)
A truly individual Open Plan living space with vaulted ceiling and Oak flooring throughout. From the main Lounging area there are doors giving access to the south westerly facing Roof Garden.

Kitchen Area
Range of contemporary storage with work surfaces, selection of built in appliances, recessed lighting, breakfast bar.

Bathroom
White modern suite with bath and separate shower, low level wc, wash basin, recessed lighting, radiator.

Bedroom One 16'11" x 9'6" (5.18 x 2.90)
Superb selection of double glazed windows to front aspect, semi vaulted ceiling, oak floor, high level gable windows.

Bedroom Two 16'11" x 10'9" (5.18 x 3.28)
Large velux windows, selection of built in storage space, recessed lighting, contemporary balustrade.

Tenure
Leasehold 999 year lease from 2005

Maintenance charge - ask agent

Roof Garden 8'10" x 7'3" (2.70 x 2.22)
One of the very few properties in the heart of Cirencester with a Roof Garden facing a Westerly orientation and benefiting from a high degree of seclusion.

Parking
There is a number of opportunities for unrestricted parking in Victoria Road and the surrounding streets.

Viewing
Through the vendors sole agent 7 days a week !!

Accommodation Notes
The property benefits from Gas fired central heating which is complemented by double glazed windows. Most of the apartment also benefits from an attractive Oak floor which completes this contemporary living space. Throughout the apartment there is a series of fitted recessed spot lights and modern stylish glazed openings to create an individual living space.

Agents Note
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
Please discuss with us any aspects which are particularly important to you before travelling to view this property.
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller

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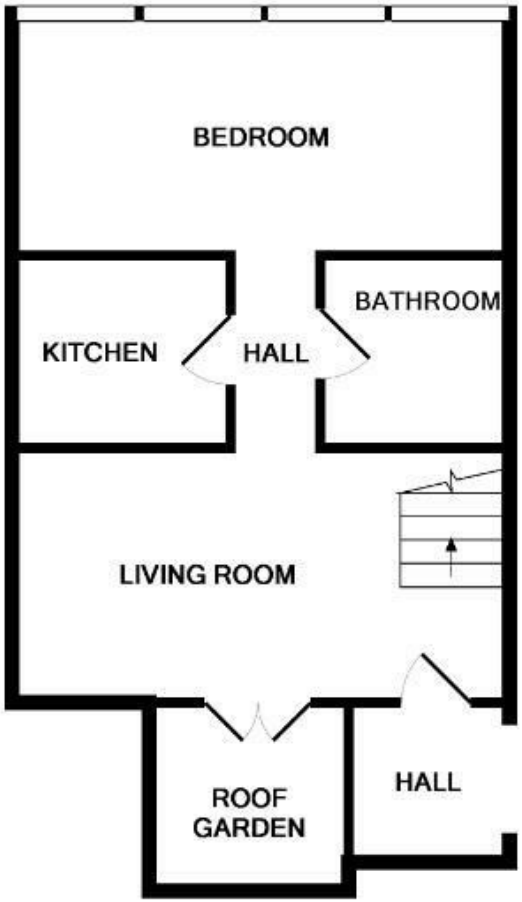







Foam





GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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