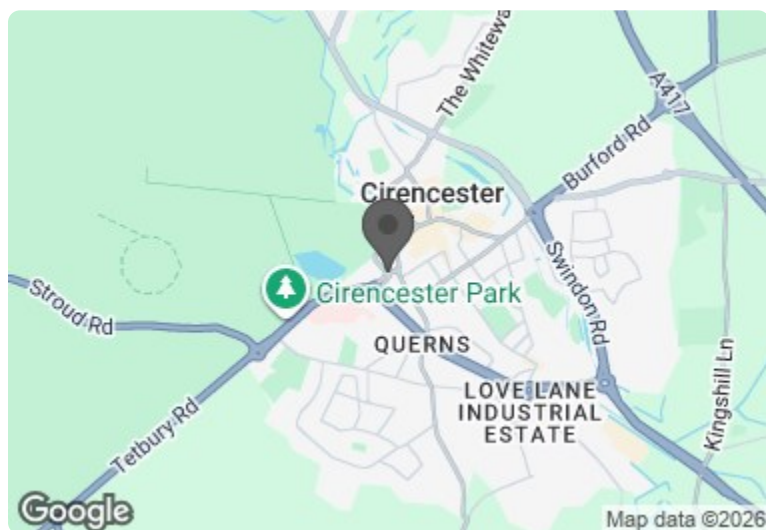


Total floor area 82.6 sq.m. (889 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>88</b>	<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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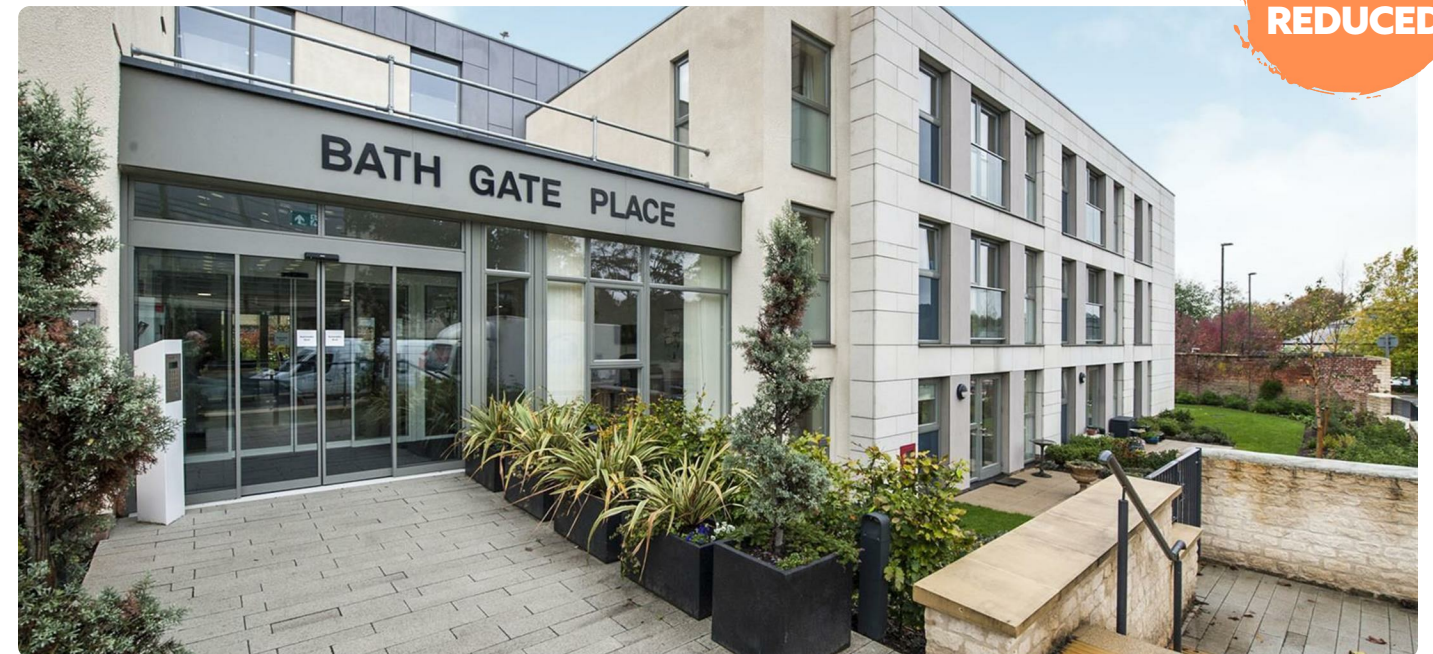
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1 Bath Gate Place

Hammond Way, Cirencester, GL7 1ZJ

PRICE REDUCED



PRICE REDUCTION

Asking price £365,000 Leasehold

A beautifully presented two bedroom retirement apartment situated on the GROUND FLOOR WITH A PATIO AREA. This apartment benefits from having two shower rooms and plenty of storage space. NEW CARPETS THROUGHOUT THE APARTMENT.

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# Bath Gate Place, Hammond Way,

## 2 Bed | £365,000

PRICE  
REDUCED

### Summary

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 fee of £25 per night - subject to availability).

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

### Entrance Hallway

Solid wood front door with spy hole and letter box. Ceiling light and smoke detector. Wall mounted emergency speech module. Door to walk in storage cupboard. All other doors leading to living room, both bedrooms, and the shower room.

### Living Room

Very good size room with feature fireplace and inset electric fire creating a very nice focal point. A triple glazed inward opening patio door leads to a patio area, enjoying pleasant outlook. Two ceiling lights. TV point with Sky+ connectivity. Telephone point. Power points. Oak effect door with glazed panels leading into a separate kitchen.

### Kitchen

Fully fitted kitchen with stainless steel sink with lever tap which is positioned in front of the double glazed window. Built-in oven and matching microwave. Ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

### Bedroom One

This double bedroom boasts an en-suite bathroom and a walk-in wardrobe with plenty of hanging and storage space. Double glazed window, Ceiling light point. TV and telephone point. A range of power sockets.

### En-suite

Tiled bathroom comprising; WC with concealed cistern, Vanity unit wash hand basin with a cupboard below and a fitted mirror above; shaver point; low level panelled bath with grab rails and shower over. Wall mounted electric towel rail. Emergency pull-cord.

### Bedroom Two

This second double bedroom could also be used as a dining room or office. Featuring a large double glazed window, Ceiling light. TV and phone point. 6 individual flush lights.

### Shower Room

Part tiled and fitted with; shower unit with glazed door, WC with concealed cistern and built in sink with lever tap and mirror over. Shaver point and heated towel rail. Emergency pull cord. Tiled flooring.

### Car Parking

There is no allocated parking space for this apartment. There maybe visitors parking available for short stay visitors.

### 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

The annual service charge is £4,537.66 per annum (for financial year end 30/06/2026).

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

- Fibre to cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

