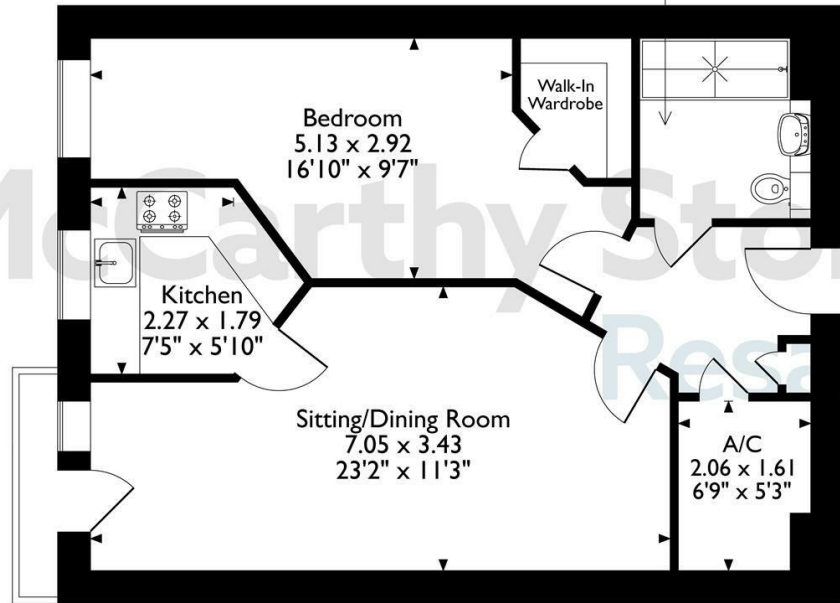
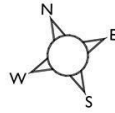


34 Bath Gate Place, Hammond Way, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
57 Sq M/614 Sq Ft

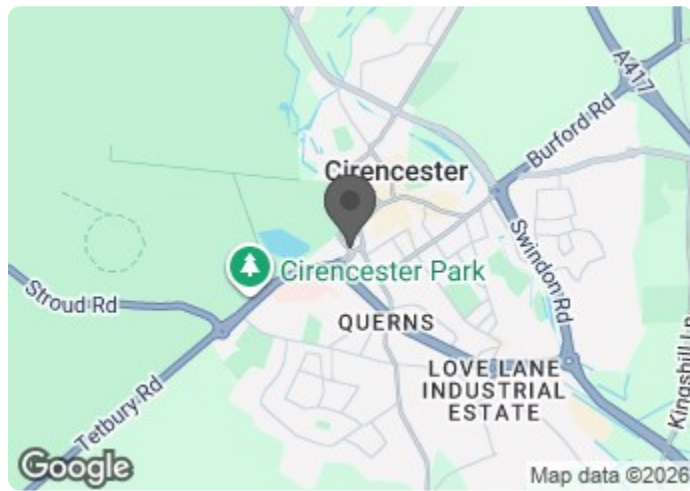
Shower Room  
2.19 x 2.11  
7'2" x 6'11"



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8680726/DST.

**Council Tax Band: C**



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		

**34 Bath Gate Place**

Tetbury Road, Cirencester, GL7 1ZJ



**Asking price £265,000 Leasehold**

A CHARMING and WELL PRESENTED spacious and light one bedroom retirement apartment, situated on the second floor. Bath Gate Place is conveniently located in centre of the thriving MARKET TOWN of Cirencester, offering easy access to a wide variety of shops and facilities, the development has BEAUTIFUL GARDENS and a homely COMMUNAL LOUNGE making it a desirable place to live.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is strictly prohibited.



# Bath Gate Place, Tetbury Road, Cirencester

1 bed | £265,000

## 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 £30 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, bedroom and the shower room.

## Utility/Storage Cupboard

Large utility and storage cupboard which houses the washer/dryer.

## 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 Juliet balcony, 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

This double bedroom boasts a walk-in wardrobe. Double glazed window, Ceiling light point. TV and telephone point. A range of power sockets.

## 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.

## 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 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.

Service Charge: £3,025.11 (for financial year ending 30/06/2026).

## Parking

The property comes with a very convenient allocated parking space.

## Lease Information

Lease Length: 999 years from the 1st June 2016  
Ground Rent: £425 per annum  
Ground rent review: 1st June 2031

## Additional Information & Services

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

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

