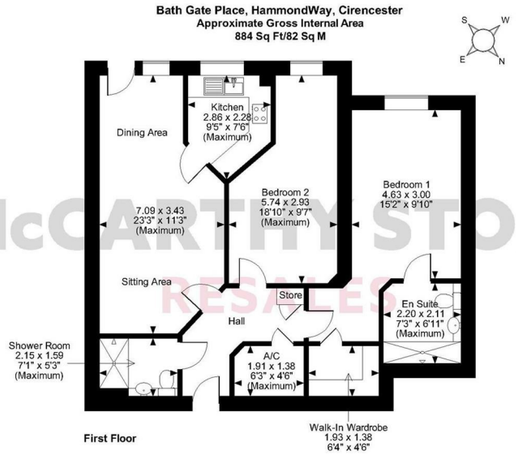
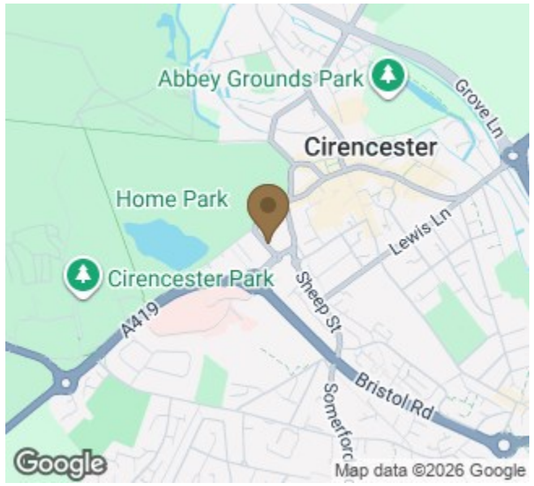
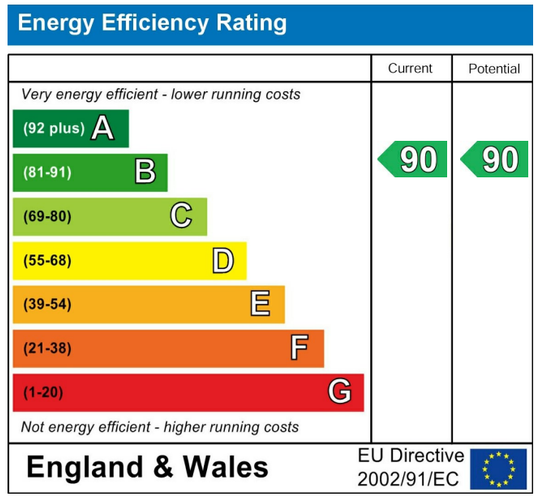
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







10 Bath Gate Place

Hammond Way, Cirencester, GL7 1ZJ

2 2 Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 10 Bath Gate Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £300,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- HIGHLY DESIRABLE two bed first floor retirement apartment with EN-Suite
- Juliette balcony
- Carpets & light fittings included in the sale (brand new carpets)
- Homeowners Lounge where social events take place
- Communal Landscape Garden & Patio Area
- Guest Suite for visiting family & friends
- Lift to all floors
- Secure entry system & Onsite House Manager
- 24-hour emergency call systems

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

10 Bath Gate Place, Cirencester

2 | 2 | Asking price £300,000

Bath Gate Place

Bath Gate Place, built by McCarthy Stone in Cirencester, has been designed and constructed for modern independent retirement living. Cirencester is an attractive, bustling market town steeped in history. The development consists of 34 retirement apartments for the over-60s and is within walking distance to the town centre, with its many amenities, parkland and a wealth of independent stores, restaurants, bistros and cafés. A supermarket, local gym, GP surgery and hospital are all close by.

The apartments boast Sky/Sky+ connection points in their living rooms, electric under-floor heating, facilities installed for off-peak electricity, 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.

The service charge pays for a range of services and facilities throughout the development that benefit homeowners (further details of the service charge are provided below).

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's Guest Suite (usually for a small fee per night - subject to availability).

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

Property Overview

This charming two-bedroom, first floor apartment enjoys a desirable south-west-facing position with a pleasant outlook. The spacious lounge has ample room for a dining table and chairs, while the accommodation also features a modern fitted kitchen with integrated appliances, a generous double bedroom with a walk-in wardrobe and en-suite. The second bedroom can be used as a study or hobby room. There is a contemporary shower room and a spacious utility room housing a washer-dryer.

Social Lifestyle

The Communal Lounge is at the heart of the community at Bath Gate Place and is where the majority of social gatherings take place. Regular activities include; coffee morning's, bridge club, art club and Friday chat and bubbles to name just a few along with themed events throughout the year. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want

Landscaped Gardens

One of the main social hubs of Bath Gate Place the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Complete with a vast array of herbs, vegetables and floral displays. Best of all, Your McCarthy & Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Additional Information & Services

• Full Fibre Broadband
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge (breakdown)

The service charge includes the cost of a wide range of facilities and services, including:
- Upkeep of gardens and grounds
- All energy and cleaning costs of the homeowners' lounge and other communal areas
- External window cleaning and communal window cleaning
- Repairs and maintenance to the interior and exterior communal areas
- Buildings insurance (encompasses the overall fabric of the building; please refer to your Property Consultant or House Manager for further details)
- Water rates, both for communal areas and apartments
- 24-hour emergency call and security systems.

Similarly, a contingency fund is held for longer-term planned maintenance and renewals including, for example, internal and external redecoration of communal areas.

The annual service charge is £4,723.85 for the financial year ending 30/06/2027. 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.

Car Parking

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

Lease Information

Lease: 999 years from the 1st June 2016
Ground rent: £495 per annum
Ground rent review: 1st June 2031

Moving Made Easy

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













