



Flat 31, Homebury House Ashcroft Gardens, Cirencester, GL7 1RU **Chain Free £75,000**

Homebury House is in a much sought-after location due to its proximity to the town centre with all of the facilities and amenities that the town has to offer within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is an extremely vibrant, friendly and attractive place to live. Homebury House is a unique purpose built retirement community for the over 60's with the support of a Warden who is available to help and assist the residents on a daily basis. The building benefits from a selection of facilities for residents including large residents lounge, wash room, landscaped communal gardens surrounding the property and parking for residents and visitors. As well as shops on the door step there is a selection of doctors surgeries, pharmacies and supermarkets all within level walking distance. Number 31 offers a great opportunity to live within the building, entrance door leads to a long hallway with deep storage cupboard and doors giving access to all rooms in the apartment. A large lounge with picture window to side has an archway leading to a fitted kitchen with space for appliances and picture window to side aspect, there is a large double bedroom with range of built-in wardrobe space and window to side also. In the past the vendor installed a shower room with selection of storage. The property has benefited from recent re carpeting and we recommend early inspection of this well situated retirement apartment through Cain & Fuller in Cirencester.



Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006, residents also benefit from one of the oldest open-air pools in the country. Residents have access to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb College and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Amenities

Homeberry House is a much sought-after location due to its proximity to the town centre which is within walking distance. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.

Residents facilities including Warden

There is a warden who works within the building on a

Dailey basis making sure residents have the full range of facilities offered by the community including residents lounge for social functions, fully equipped wash room, landscaped surrounding private gardens for enjoyment in the summer months.

Communal gardens

There are landscaped gardens surrounding the property for use of the residents on a Dailey basis.

Residents parking

There is residents parking around the building

EPC

To follow

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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



53 Castle Street • Cirencester • Gloucestershire GL7 1QD

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk