



12 Abbey House, Cirencester, Gloucestershire, GL7 2QU
Asking Price £280,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

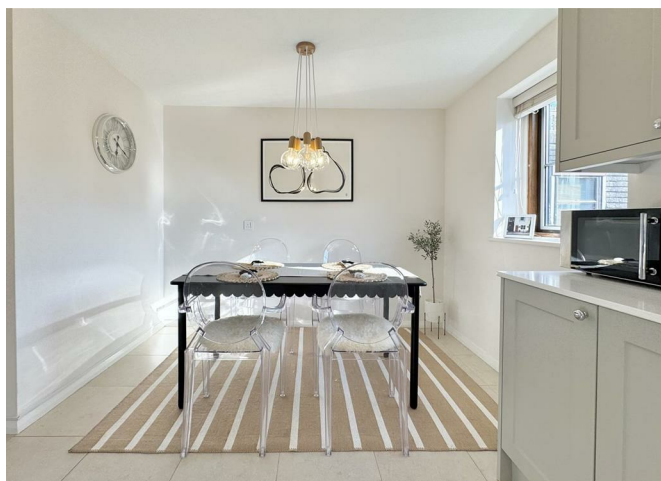
T: 01285 640604

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

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A truly superb opportunity to acquire a refurbished high specification two bedroom apartment located within Abbey House a highly sought after position within the Abbey Grounds with the apartment boasting truly stunning open view of the beautiful Park. We always think Abbey House is the best kept secret in Cirencester town as it is located within the very heart of the town to the rear of the church and market place a totally unique and amazing location. The building is surrounded by landscaped gardens for enjoyment all year around and also offers residents a secret gate giving access onto Dollar Street at the rear of the Parish Church for access to all the towns amenities and facilities. Residents of Abbey House also each have a single garage and an additional storage area, there is visitors parking available within the grounds of this secluded setting. We are able to bring this amazing property to the market and would urge early viewing to avoid disappointment. Please contact the vendors sole agent Cain and Fuller for a viewing.

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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. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. The town is serviced by a popular Waitrose store, along with centrally located M&S Simply Food, and on the outskirts of town a large Tesco Extra, Aldi and Lidl. There is also a celebrated local Hospital an asset for any Market town. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate 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 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

Abbey House is in 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.'

Description

Security video entry system giving access to the communal

entrance hall way with stairs to the apartment. Upon entering the living space there is a large storage cupboard with video entry system to side. The hallway is of a great proportion with an additional selection of deep storage cupboards and access to all the accommodation. A large lounge to the front of the building gives a far reaching stunning view over the Abbey Grounds a view that changes with the seasons. To the rear aspect the present vendor has fitted a high specification Kitchen/Diner with ample space for a large dining table. The kitchen has a comprehensive selection of modern contemporary units with an integral range of high quality appliances and extensive quartz work surfaces with fitted feature Butler sink. Truly a cook's kitchen with a superbly useful built-in pantry and plenty of preparation and cooking space. There are two large windows looking over the roof tops of Cirencester and the landscaped gardens. There are two double bedrooms each with a good selection of built-in storage space and both with the full view of the Abbey Grounds. A main modern bathroom with bath and fitted shower services the bedrooms with the additional separate cloak room WC also very useful for visitors. The present vendor has presented this amazingly light apartment in superb condition, it benefits from electric thermostatic heating which is complemented by double glazed windows throughout.

Outside

The apartment benefits from a large store cupboard within the grounds, ideal for things such as a bicycle storage. Abbey House is surrounded by communal landscaped gardens with a selection seating areas to enjoy the sunny aspects. An extremely useful feature of the grounds is the private access door for residents which conveniently opens into Dollar Street giving direct access to Cirencester marketplace and all of the amenities and facilities that are on offer. This door is secure with a code for access only known to the residents of Abbey House

Viewing

Call cain and fuller in Cirencester the vendors sole agent

Single Garage and Parking

The apartment benefits from a single garage so useful in a town setting. Visitors or allowed to park whilst visiting residents in the building.

Communal laundry and Storage compartments

There is a communal laundry for use of the residents of Abbey House. Each apartment has its own large store cupboard within the grounds ideal for things such as bicycles.

Tenure

Leasehold

963 year Lease remaining with a pepper corn ground rent.

Service charge of £1600 per annum

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

Council Tax

Band C

Cain & Fuller





740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA: 740 sq.ft. (68.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		