



Forstall Way, Cirencester, Gloucestershire.

£200,000 Leasehold



5 Samuel House, 3 Forstall Way, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 1JQ or call the office at any time for detailed directions from your location.

Summary

A smart and well-presented top floor apartment in the popular Corinium Via development, with two bedrooms, allocated parking and a bright open plan living space. Set on the edge of Cirencester with good access to the town, local amenities and nearby green spaces, this is an easy-to-manage home that should work well for first time buyers, investors or anyone looking for a comfortable lock-up-and-leave base.

Step inside

Once inside, the apartment has a welcoming entrance hall with storage, including an airing cupboard housing the boiler and a further cupboard with shelving. It is a practical start, and in an apartment, that sort of storage always earns its keep. The main living space is a bright and comfortable open plan room, with enough space for both sitting and dining areas. The kitchen sits neatly to one side and is fitted with a range of cupboards and drawers, along with an oven, hob, extractor, washing machine and fridge freezer. There are two bedrooms, with the main bedroom offering a comfortable double room and the second working well as a guest room, study, dressing room or nursery, depending on the buyer's needs. The bathroom is fitted with a bath with shower over, WC, wash hand basin and heated towel rail.

Step outside

The apartment forms part of a well-regarded modern development, with communal areas and allocated parking to the rear of the building. There is also useful bike storage

nearby, as well as green spaces and a play park within the wider development.

It is a straightforward, low-maintenance set-up, which is exactly what many apartment buyers are looking for.

Area insight

Forstall Way forms part of the popular Corinium Via development on the edge of Cirencester, a setting that offers a good balance between day-to-day convenience and access to open space.

Cirencester town centre is within easy reach, offering a strong mix of independent shops, cafes, restaurants, supermarkets, schools and leisure facilities. The location also works well for commuters, with access to the A417 and A419 providing routes towards Swindon, Cheltenham, Gloucester, the M4 and the M5.

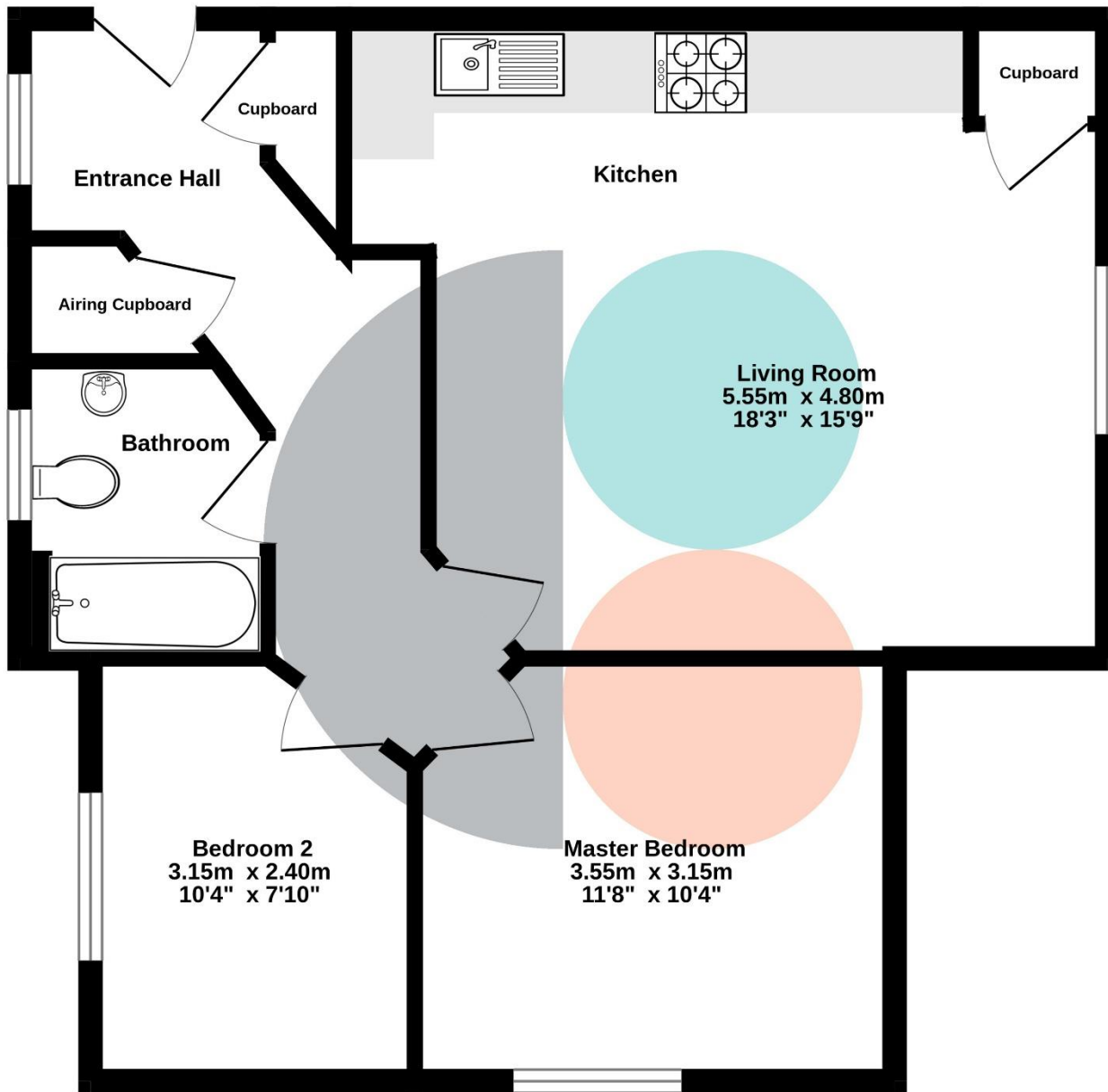
Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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