



Flat (EPC Rating: C)

**CASTELLUM HOUSE, SOUTH WAY,  
CIRENCESTER, GLOUCESTERSHIRE, GL7**

**£340,000**

**CANNON ESTATES**  
SALES & LETTINGS



# 2 Bedroom Flat located in Cirencester

## STUNNING TWO-BEDROOM TOP-FLOOR APARTMENT IN CIRENCESTER

An exceptional opportunity to acquire this stylish and beautifully presented two-bedroom top-floor apartment, offering modern, high-specification living in the sought-after market town of Cirencester. Boasting an impressive open-plan living, kitchen and dining area, two generous bedrooms and two bathrooms and off street parking. This superb apartment combines contemporary design with practical, comfortable living.

The heart of the home is the fantastic open-plan living space, measuring approximately 7.50m x 5.42m. This bright and spacious room features a sleek, modern kitchen with contemporary cabinetry, integrated cooking appliances and stylish work surfaces. Exposed brickwork adds a distinctive character, beautifully contrasting with the clean, modern interior. There is ample space for both lounge and dining furniture, making it ideal for entertaining guests or relaxing at home.

The master bedroom is particularly generous, measuring approximately 3.89m x 5.68m, and benefits from its own stylish en-suite bathroom, creating a private and comfortable retreat.

The second bedroom, measuring approximately 2.99m x 4.59m, offers excellent versatility, whether used as a guest bedroom, a second double bedroom or a home office.

A further contemporary family bathroom features modern white sanitaryware, attractive tiling and clean, understated finishes.

Situated on the top floor, the apartment offers an appealing sense of privacy, with characterful rooflines and a distinctive contemporary feel throughout.

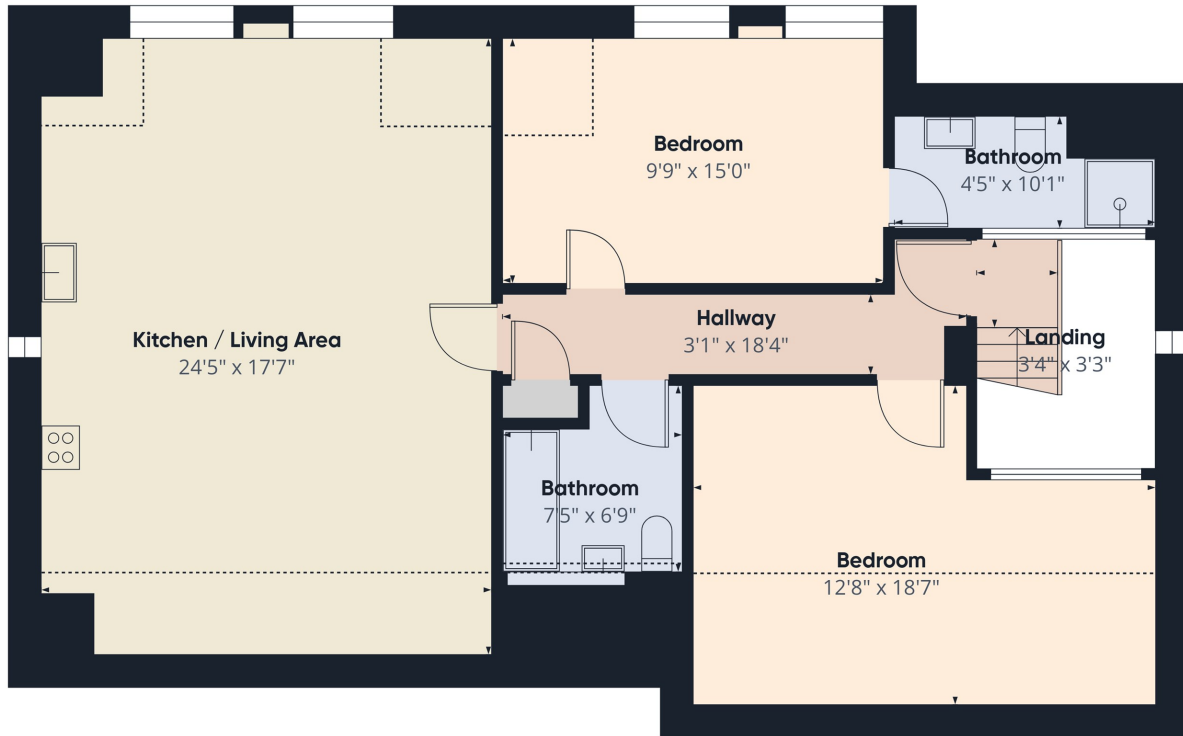
With approximately 74 sq m of gross internal floor area, this is a well-proportioned property offering an excellent balance of open-plan entertaining space and comfortable bedroom accommodation.

Located in Cirencester, often regarded as the capital of the Cotswolds, residents can enjoy a fantastic selection of

independent shops, cafés, restaurants and local amenities, alongside the charm and character of this historic market town.

No Ground rent. Service Charge of £720pa.





**Approximate total area<sup>m</sup>**  
938 ft<sup>2</sup>

**Reduced headroom**  
180 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

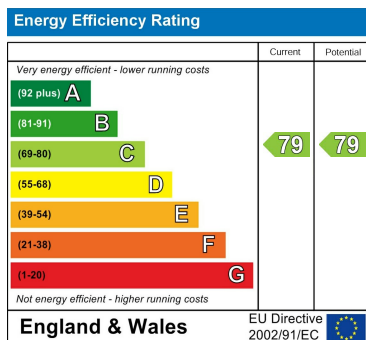
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

**Council Tax Band**

**B**

**Energy Performance Graph**



**Call us on**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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