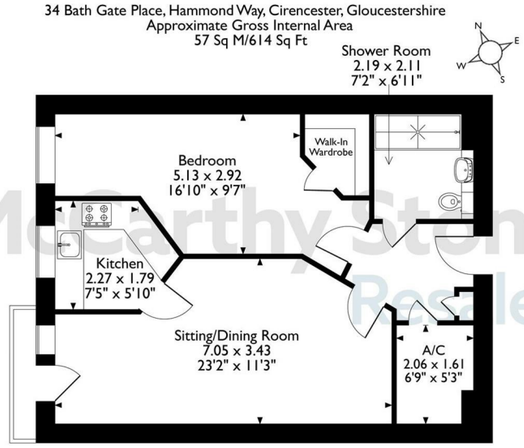
Excellent

Trustpilot

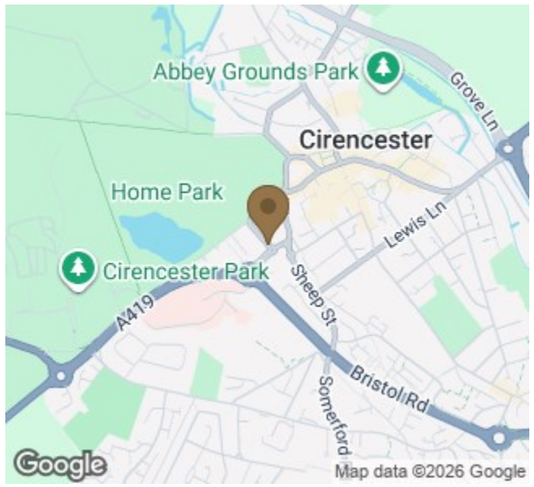
McCarthy & Stone
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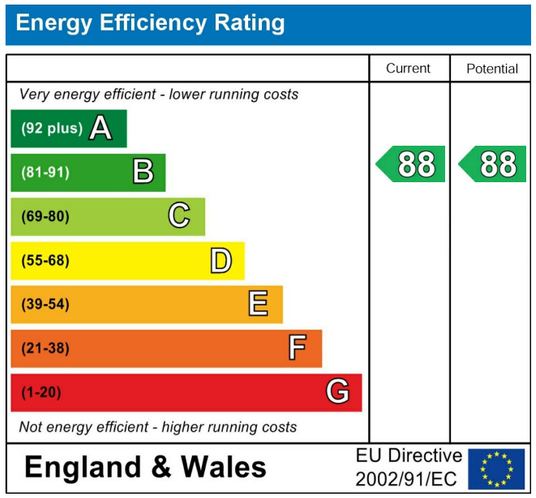
34 Bath Gate Place, Hammond Way, Cirencester, Gloucestershire
Approximate Gross Internal Area
57 Sq M/614 Sq Ft



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







34 Bath Gate Place

Tetbury Road, Cirencester, GL7 1ZJ

1 | 1 | Council Tax Band: C

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 34 Bath Gate Place could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £265,000
Leasehold

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

Why you'll love living here:

- Homeowners Lounge where social events take place
- Communal Landscape Garden & Patio Area
- Guest Suite for visiting family & friends
- House Manager
- 24-hour emergency call systems

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

34 Bath Gate Place, Cirencester

1 | 1 | Asking price £265,000

Summary
Bath Gate Place, built by McCarthy & Stone, has been designed and constructed for modern independent retirement living. The development consists of 34 retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, 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.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy and cleaning costs of the homeowners lounge and other communal areas are also covered in the service charge.

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 Guest Suite (usually for a fee of £30 per night - subject to availability).

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

Entrance Hallway
Solid wood front door with spy hole and letter box. Ceiling light and smoke detector. Wall mounted emergency speech module. Door to walk in storage cupboard. All other doors leading to living room, bedroom and the shower room.

Utility/Storage Cupboard
Large utility and storage cupboard which houses the washer/dryer.

Living Room
Very good size room with feature fireplace and inset electric fire creating a very nice focal point. A triple glazed inward opening patio door leads to a Juliet balcony, enjoying pleasant outlook. Two ceiling lights. TV point with Sky+ connectivity. Telephone point. Power points. Oak effect door with glazed panels leading into a separate kitchen.

Kitchen
Fully fitted kitchen with stainless steel sink with lever tap which is positioned in front of the double glazed window. Built-in oven and matching microwave. Ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

Bedroom
This double bedroom boasts a walk-in wardrobe. Double glazed window, Ceiling light point. TV and telephone point. A range of power sockets.

Shower Room
Part tiled and fitted with; shower unit with glazed door, WC with concealed cistern and built in sink with lever tap and mirror over. Shaver point and heated towel rail. Emergency pull cord. Tiled flooring.

Service Charge (breakdown)
• Cleaning of communal windows
• Water rates for communal areas and apartments
• Electricity, heating, lighting and power to communal areas
• 24-hour emergency call system
• Upkeep of gardens and grounds
• Repairs and maintenance to the interior and exterior communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance

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.

Service Charge: £3,149.24 (for financial year ending 30/06/2027).

Parking
The property comes with a very convenient allocated parking space.

Lease Information
Lease Length: 999 years from the 1st June 2016
Ground Rent: £425 per annum
Ground rent review: 1st June 2031

Additional Information & Services
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

• Fibre to the Cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage













