



**Flat 6, St. Blaize Court West Way, Cirencester, GL7 1JA**  
**Asking Price £220,000**

**Cain & Fuller**

# Flat 6, St. Blaize Court West Way, Cirencester, GL7 1JA

Superb opportunity to purchase a ground floor two bedroom apartment located in the very heart of Cirencester town close to a full range of amenities and facilities. St Blaize Court is a small selective development of apartments and mews houses in the centre of town, all properties benefit from their own parking spaces which forms part of a courtyard, the parking for number 6 is immediately in front of the apartment. The property is presented in excellent condition throughout benefiting from a gas fired central heating system ( with recently fitted new boiler), modern fitted kitchen with a range of built in appliances and good storage, modern white bathroom with bath and fitted shower above, wash basin, WC and large ladder radiator with window to front. Both bedrooms are of good proportion with excellent storage to bedroom one. The property is presented in great condition and offers well proportioned light living space. We would urge early viewing as ground floor apartments in the centre of town are rarely available.

### 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. 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 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

St Blaize Court 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.'

### Secure access

The communal door to the building has a security intercom giving communication with the residents of each apartment with agreed entry.

### Parking

There is allocated parking in front of the apartment for one car,

### Viewing

Through Cain and Fuller in Cirencester

### Broadband and Mobile

We recommend buyers go to Ofcom for full details

### EPC

To follow

### Council Tax

Band C

### Lease Details and Maintenance

The property extended the lease in 2017 to 189 years hence there is 180 years remaining, current maintenance charge of £2613.00

### Agents note

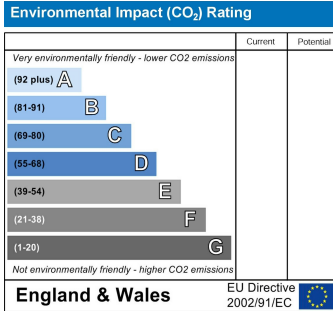
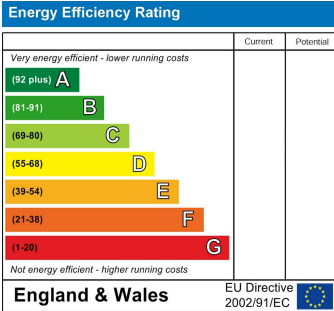
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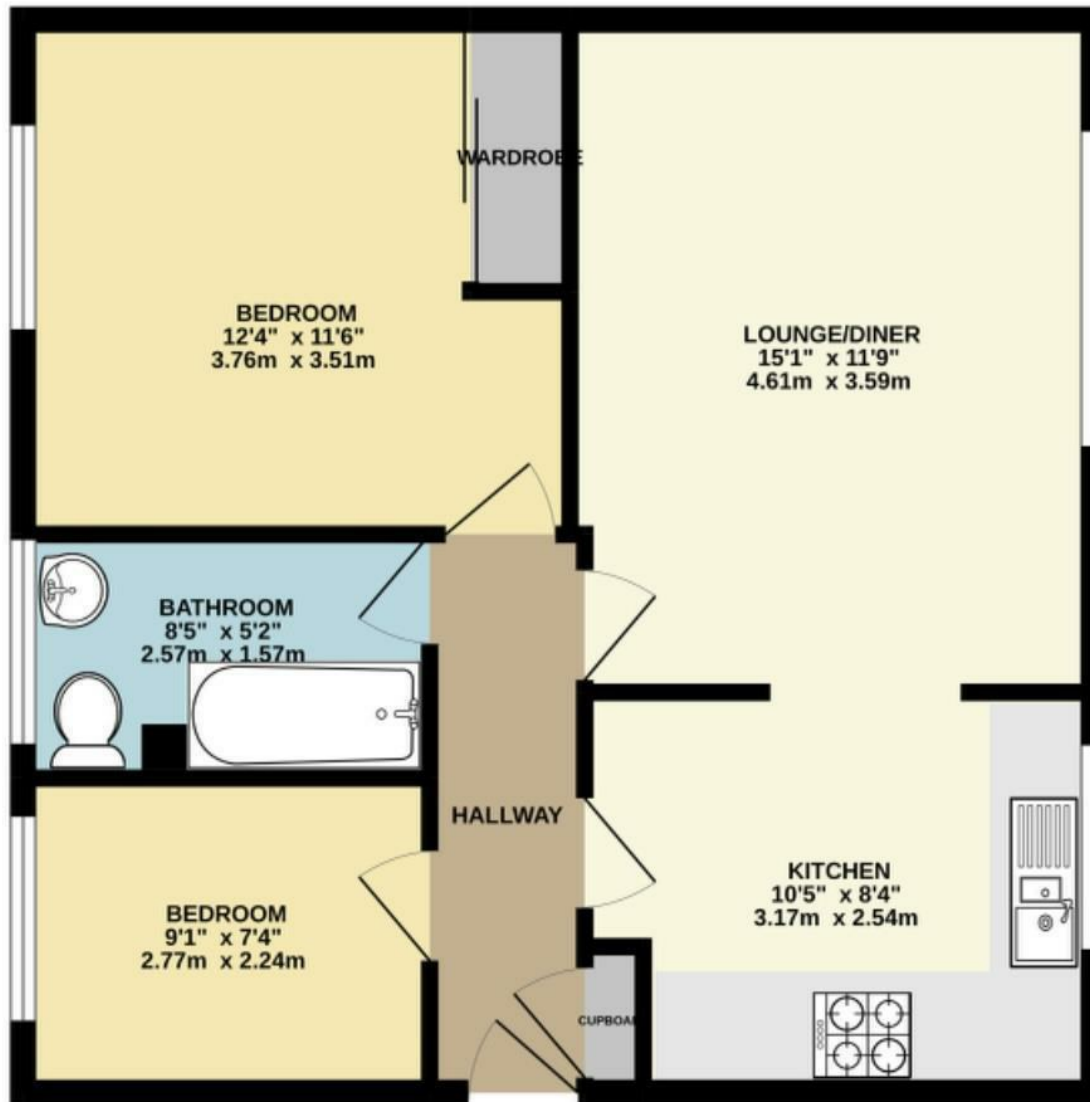
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Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





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