



Apartment 1, 53 Dollar Street, Cirencester, GL7 2AS
Chain Free £270,000

Cain & Fuller

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A superb opportunity to acquire a refurbished and superbly presented ground floor apartment located in a highly sought after street within the very heart of Cirencester town with good access to all of the amenities and facilities that the town has to offer including the world renowned Cirencester Park open to residents on a Dailey basis. The present vendor has sympathetically refurbished this characterful home to create an inviting and highly attractive living space finished to an extremely high standard. The apartment is located on the ground floor of this attractive period building and has the outstanding benefit of it's own private enclosed garden such an advantage and difficult to find on this type of property. The accommodation boast's a fantastic main reception room with exposed Cotswold stone and original Inglenook fireplace with large picture window to the front aspect, comprehensively fitted kitchen with good range of storage and integral appliances and the benefit of a window and semi glazed door leading to the secluded garden. There are two bedrooms both with windows opening onto the courtyard garden and a refurbished contemporary shower room presented in excellent order. The building is accessed through an attractive period entrance door with secure door intercom to side allowing secure access for residents. The communal hallway of the building is presented in superb condition with a selection of period features and communal service cupboards. Apartment 1 has it's own private access at the side of the building to the secluded courtyard a pleasing and unique feature. To view this truly unique property call Cain & Fuller in Cirencester.

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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

Dollar Street 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.'

Outside

The apartment benefits from it's own private enclosed garden creating a safe and secure environment. The garden benefits from a sunny aspect in the middle and later part of the day and has a gated side access to Dollar street. Contained within the garden there is a summer timber summerhouse which is ideal in the summer months and could provide a home work studio with some insulation.

Council Tax

Band B

Broadband and Mobile

We recommend potential purchasers go to Ofcom for information on broadband speeds and mobile reception

Viewing

Through Cain & Fuller in Cirencester

Parking

There is a range of unrestricted parking available in the surrounding streets on a first come basis. Some residents purchase a parking permit in the nearby Abbey Grounds carpark.

EPC

D rating

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

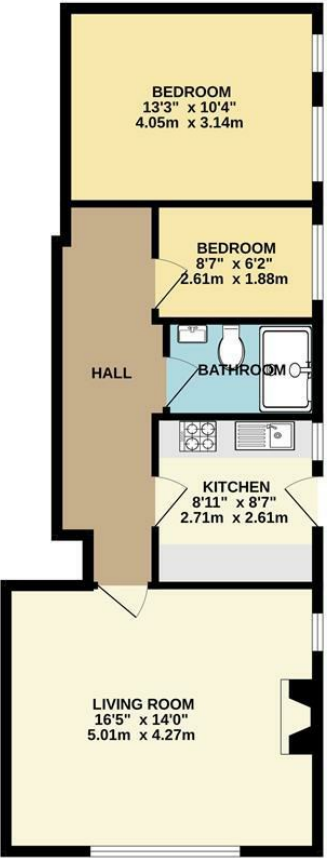
Agent declaration

An employee of Cain and Fuller owns this property do ask for clarification if required





GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.