



4A Barton Court Gloucester Street, Cirencester, GL7 2DL
Asking Price £162,000

Cain & Fuller

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A superb opportunity to acquire a one bedroom apartment located in a secluded position with-in Barton Court, Gloucester street an extended and attractive Cotswold Stone building located in the historical section of Cirencester with amazing access into Cirencester Park and the centre of town with all the amenities and facilities that the town has to offer. The accommodation is presented in excellent condition by the present vendor, entrance door leads to a good sized hallway with access to most rooms within the apartment and large picture window to the side. The main living room boasts an attractive dual aspect offering large living space with ample space for soft furnishings and a dining table. A modern separate fitted kitchen has a comprehensive selection of storage and built-in appliances with window looking onto Gloucester Street. To the rear of the apartment there is a large double bedroom with storage cupboard window to the rear. There is also a modern well appointed family bathroom with bath and fitted shower above, window to the side aspect. The apartment is presented in excellent condition it is warmed throughout by a series of thermostatic heaters which means it benefits from a good B rating on the EPC. Properties within this section of the historical town of Cirencester are rarely available we recommend early viewing through the vendors sole agent 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. 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

Barton Court is located 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.'

Parking

Behind Barton Court there is a parking area for residents of the building who have a permit. Permits are available from the parking company who act in conjunction with the management company of the building BY APPLICATION.

Viewing

Through the vendors sole agent Cain and Fuller

Tenure

Leasehold - 125 year lease from August 2015

Annual maintenance charge of £1449.22

Broadband and Mobile

We recommend purchasers go to Ofcom for further details

Council Tax

Band A

EPC

Band B

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.

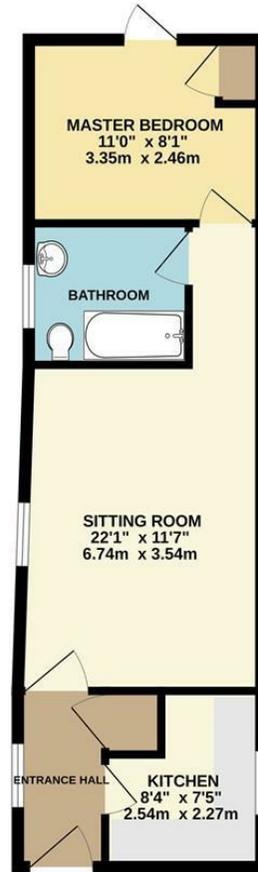
Please note that in line with Money Laundering Regulations

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.





GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.

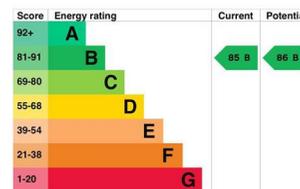


TOTAL FLOOR AREA: 442 sq.ft. (41.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy rating and score

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

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



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