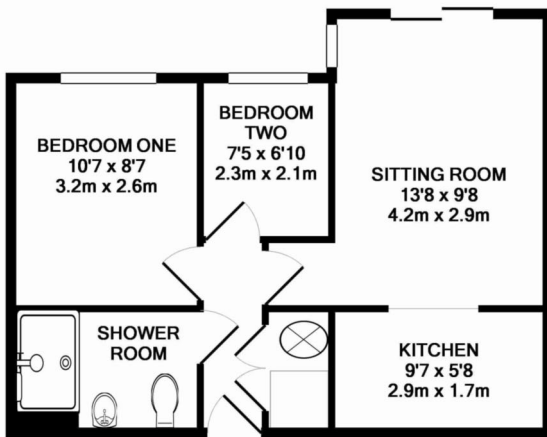


**Barclay Court, Trafalgar Road,
Cirencester, GL7 2EN**



Two bedrooms | Unique opportunity to create your own kitchen
Sitting room with doors to patio | Shower room with walk in shower
No onward chain | EPC C

£125,000



TOTAL APPROX. FLOOR AREA 438 SQ.FT. (40.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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A well-proportioned and spacious two bedroom ground floor retirement apartment nicely situated in a popular and well thought of local development on the edge of Cirencester's town centre.

The property enjoys a quiet location, yet within easy reach of town centre facilities and amenities, with an excellent aspect at the rear, and being on the ground floor has immediate access from the sitting room into its own patio garden.

Barclay Court has excellent day to day retirement facilities with an on-site warden, a communal residents' lounge and additional facilities to include laundry and guest bedroom accommodation.

There is considerable parking and the communal aspects of the gardens are very well tended.

The property has been re-decorated and benefits from some new carpets and provides a hall, sitting room with patio doors to the garden area, a kitchen which has been stripped back allowing the new owner to create and choose a kitchen of their choosing, two well-proportioned bedrooms, and the former bathroom has been re-fitted to provide a shower room with a level access shower.

In addition there are electric night storage heaters and sealed unit double glazed windows.

Directions

From our office in Silver Street, Cirencester proceed towards the Market Place, turning left into Gosditch Street. Follow this road into Dollar Street and bear right into Spitalgate Lane. Turn left into Trafalgar Road with Barclay Court being found immediately on the right hand side.

Services & Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is Leasehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

We have been advised that the current lease is 99 but will be reissued to the new buyer at 125 years. We have been advised that the current service/maintenance charges are £1,948.80 per annum. We have not been advised of the ground rent.

Local Authority

Cotswold District Council

Ref: CIR3713/MM/61029071

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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.