

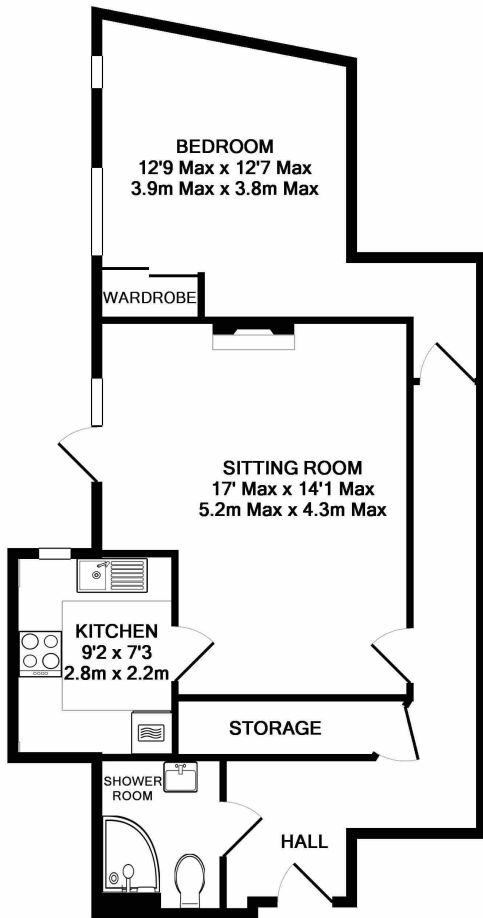
Somerford Road

Cirencester, Gloucestershire, GL7 1WR



One spacious bedroom | Sitting room with door to the garden
Shower room | Fully fitted kitchen
Over 60's only | EPC B

£265,000



4 BEECHAM LODGE, GL71TW
TOTAL APPROX. FLOOR AREA 633 SQ.FT. (58.8 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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 1 Bedroom  1 Bathroom  1 Reception

A ground floor apartment located within the Churchill retirement development, which was initially developed in 2015. This beautifully presented apartment was one of the first to be occupied and is arguably one of the nicest apartments within the development.

Accessed via the Residents' Lounge, it has its own personal front door. There is a shower room, a good sized sitting room with double doors out into the garden and a fully fitted kitchen with integrated appliances. The light-filled bedroom is shaped and has an aspect onto the garden.

Outside, there is a personal patio area leading to the communal garden. There is car parking available, a residents' lounge and a guest apartment for visitors to stay.

Residents have the benefit of a Lodge Manager available week days during office hours and they provide a full range of activities for the owners to get involved in, if they wish. These include film clubs, trips out, coffee mornings, fashion shows and many more events. Cirencester town centre with all its amenities can be accessed on foot or via a frequent bus.

Directions

From our office in Cirencester proceed right into Castle Street, bear left at the end of the road into Sheep Street. Keep left going straight over the mini roundabout into Querns Hill, proceed into Somerford Road where the property can be found on the right hand side.

Services & Tenure

We believe the property is served by mains electricity, ground source heating, water and sewerage. The vendor informs us that the Tenure is Leasehold. Length of the lease is to 2140, ground rent is £555 pa and maintenance charges is £2,138.72.

Local Authority

Cotswold District Council

Ref: CIR3839/MM/71023082

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