

**Chesterton House, Chesterton Lane,**  
Cirencester, Gloucestershire, GL7 1XQ



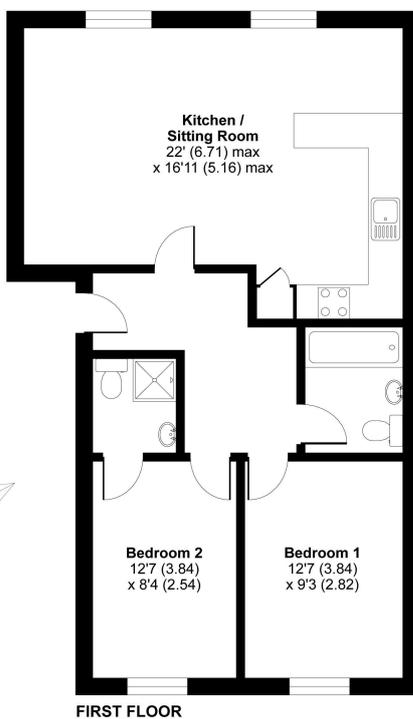
First floor apartment in a gated community | Two double bedrooms  
Two bathrooms | Spacious sitting room with views over the parkland  
Allocated parking | EPC C

**£220,000**



## Chesterton Lane, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 739 SQ FT 68.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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A beautifully presented two bedroom first floor apartment, enjoying a lovely aspect over the gardens and beyond.

The light and airy accommodation is approached through a communal entrance hall, with stairs leading up to the first floor.

A private door leads into the entrance hall where there is an airing cupboard and door into the sitting room/kitchen which is dual aspect and overlooks the garden to the front. The sitting room area flows into the dining area and kitchen, where there are a range of fitted units and integrated appliances.

There are two well-proportioned bedrooms with the master having the benefit of an en-suite shower room. The main bathroom which has a white suite, completes the accommodation.

The property has an allocated parking space and communal gardens.

### Amenities

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket.

### Directions

From our office in Silver Street, turn right into Castle Street. Follow the road round to the left and at the mini roundabout go straight ahead into Somerford Road. At the T junction at the top turn right and Chesterton House can be found on the left 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 for 125 years from 2003. Ground rent is £200 per annum. Maintenance charges is £1,421.14. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### Local Authority

Cotswold District Council

Ref: Ref: CIR3967/CM/71020181

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: cirencester@perrybishop.co.uk

**perrybishop.co.uk**

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