

**Homeberry House, Ashcroft Gardens,**  
Cirencester, Gloucestershire, GL7 1RU



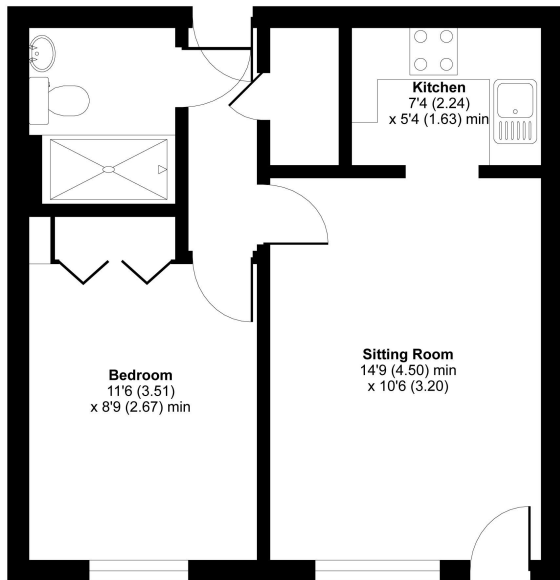
One bedroom apartment with built in wardrobe | Refurbished kitchen  
Refurbished shower/wet room | No onward chain  
Sitting room with doors out to green area | EPC C

**Offers in Excess of £100,000**



## Ashcroft Gardens, Cirencester, GL7

APPROX. GROSS INTERNAL FLOOR AREA 409 SQ FT 37.9 SQ METRES



GROUND FLOOR

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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Situated just off Ashcroft Gardens, close to Cirencester town centre, this has an enviable location for immediate walking distance to local amenities and facilities. The property is a one bedroom ground floor apartment which has been recently refurbished to a high standard. The development has an on-site house manager who is available weekdays during office hours.

Approached via an entrance hall there is a light and airy sitting room with an open plan kitchen, this has a delightful aspect onto the front of the property and access to the communal gardens.

There is a double bedroom with built in double wardrobe and a walk in shower room with white suite.

The property has UPVC double glazed windows and electric heating, controlled on each heater. The electrics have been configured so that night storage heaters could be reinstated but this offers control in different rooms.

The benefits of Homeberry House are a 24 hour emergency care line system and a lift to all floors. There is a communal lounge, laundry and gardens. Visitors have access to a guest suite for staying over.

### Directions

From our office in Silver Street turn right into Castle Street, keep left and at the small roundabout turn left into Ashcroft Road. After the zebra crossing turn right into Ashcroft Gardens and turn left at the first turning opposite Lloyds Pharmacy. This leads to Homeberry House.

### Services & Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is Leasehold to 2122. Ground Rent is £426pa and Maintenance Charges is £1,580pa. 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

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