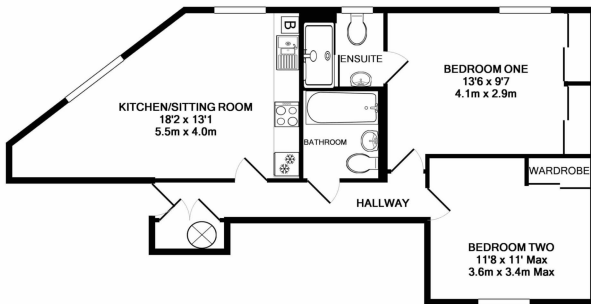


Cross Close,
Cirencester, GL7 1FF



Two spacious bedrooms with fitted wardrobes | No onward chain
Fitted kitchen with in built appliances | Open plan sitting room
Two allocated parking spaces | EPC B

£170,000



FLAT 2, 1 CROSS CLOSE, GL71FF
TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.9 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.
Made with Metropix 62017



An impressive lower ground floor apartment, in the Kingshill Meadow Development on the outskirts of Cirencester close to local amenities.

The accommodation is reached through a communal door on the ground floor and accessed by a half set of stairs; it has its own front door leading into a large hallway with a large storage cupboard.

On entering there is a light and airy sitting room/kitchen. The fitted kitchen has a range of base and wall units and integrated appliances, including fridge and freezer, dishwasher and a washer drier. The bathroom has a white fitted suite and two bedrooms both with inbuilt storage and the master has an en-suite shower room.

Outside there are two allocated car parking spaces.

Directions

Leave our office and turn left onto Castle Street, go through Market Square and into Dyer Street. At the traffic lights go straight on to the roundabout. At the roundabout take the third exit and head along this road to the next roundabout, taking the first exit. Take the first turning left into Middle Mead and the building is the first on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Leasehold to 2135. Maintenance is £843.02 pa this covers building insurance, communal lighting, external and ground maintenance, communal cleaning. Ground rent is £200.00 pa.

Local Authority

Cotswold District Council

Ref: CIR3860/CM/Date

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL
T: 01285 655355
E: cirencester@perrybishop.co.uk

perrybishop.co.uk

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.