



11 PALESTRA LODGE

CIRENCESTER, GLOUCESTERSHIRE, GL7 2PZ

£150,000

A centrally located first floor apartment within this exclusive development for the over 55's, benefitting from a secure entry system, lift and parking. No Onward Chain.



11 PALESTRA LODGE

This well-appointed apartment enjoys a light feel throughout from its elevated first floor position. The desirable location, quietly located behind the market place and neighboring the Abbey Grounds is ideal for close access to the town's amenities.

A secure entry system provides access to a communal stairwell and lift. From a balcony walk way the front door opens into the entrance hallway providing access to all rooms and with two useful storage cupboards.

The comprehensively fitted kitchen provides a wide range of fitted wall and base units complemented by laminate worktops with integrated electric low level oven, ceramic hob and extractor with plumbing for a washing machine.

The bright and spacious living room has a feature 'Adams' style fireplace housing electric effect fire with mantle and hearth. Wall light points and large window with views to front aspect.

This comfortable apartment offers two bedrooms, the master with a good range of fitted wardrobes. The second bedroom is currently utilised as the dining room. A spacious bathroom with modern white suite and natural light from window to side.

To the outside, the property has communal grounds. Vehicular access serves the rear where designated parking is located.

SERVICES

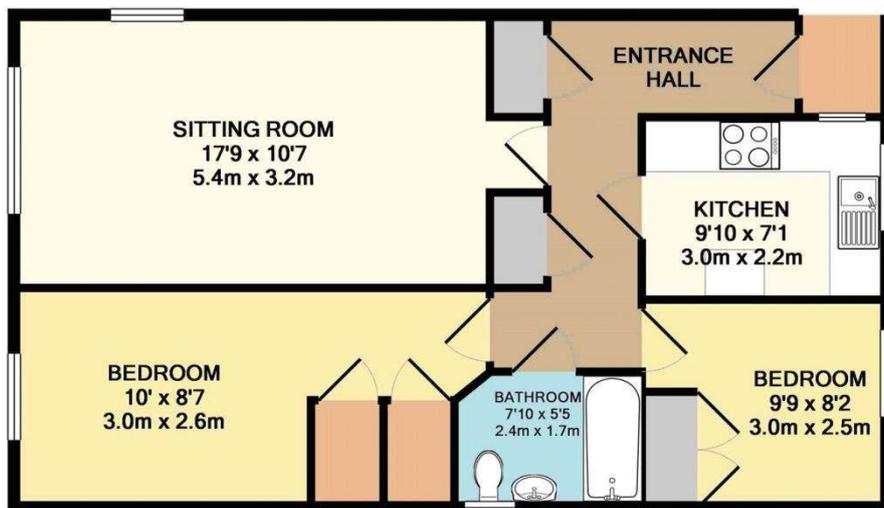
We understand that mains water, electricity and drainage are connected with electric night storage and wall mounted heaters EPC – E.

OUTGOINGS

Council Tax Band 'D' 2019/20 charges £1,798.08. Annual service charge £2,272.05.

TENURE

Leasehold apartment for the over 55's (A new Lease will be issued on completion of the purchase of Number 11, and the costs will be covered by the vendors) Offering vacant possession on completion. No Onward Chain.



TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 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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