



14 COTSWOLD MILL  
CIRENCESTER, GLOUCESTERSHIRE, GL7 1EL

£295,000

A spacious two bedroom top floor loft apartment, providing potential to update. Enjoying a favoured central location and benefitting from allocated parking and no onward chain.



Situated within this sought-after former corn mill, converted in 1998 creating 16 apartments and 2 Mill Keepers Cottages. Enjoying the tranquility of two mature, well-tended communal gardens (one being walled), allocated parking and also visitors' spaces.

Secure telephone entry system to the communal hallway with stairwell and lift access serving all floors.

This large attic apartment exceeds 1900 sq ft, has feature dormer windows and great appeal to those looking for loft style apartment living.

The entrance hallway provides useful storage and has a cupboard housing the gas fired boiler. An internal door leads through into a flexible space previously utilized as a home office but would equally create a snug, a cloakroom adjoins.

There is a generous open plan kitchen/diner benefitting from dual aspect and ample space to accommodate a large dining table and also soft seating. The kitchen is fitted with a wide range of

light wood effect wall and base units complemented by light laminate worktops, with a breakfast bar for casual dining. Integrated gas hob, extractor, electric oven, fridge/freezer and plumbing for a washing machine/dishwasher. A glazed door leads through into a very spacious living room also benefitting from dual aspect with rooftop views across Cirencester.

Both double bedrooms benefit from built-in wardrobes and ensuite bathrooms.

The apartment would benefit from some updating and redecoration.

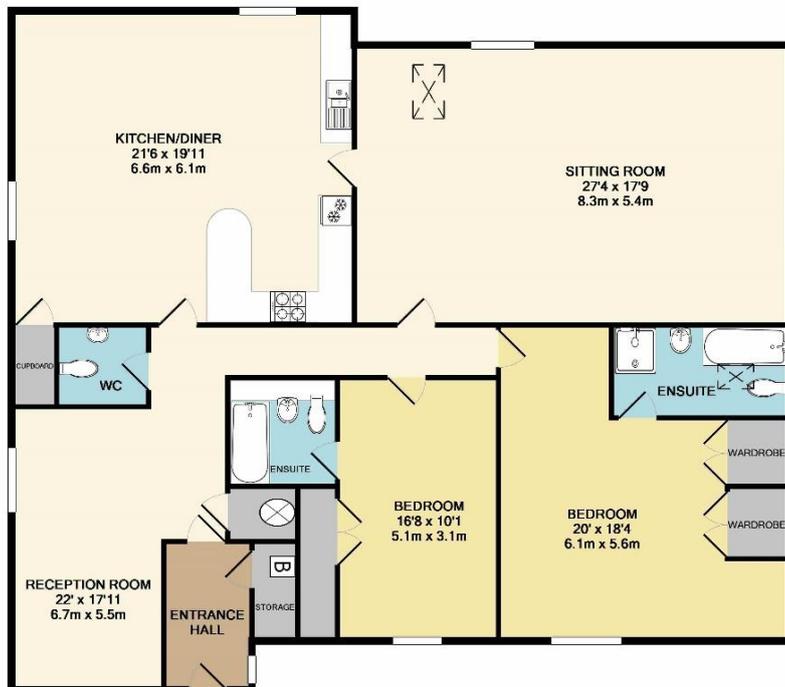
#### SERVICES

We understand that mains water, electricity and drainage are connected with gas fired heating and hot water system. EPC Band C

#### OUTGOINGS

Council Tax Band 'F' 2019/20 charges £2,597.23. Cotswold District Council 01285 623000. Annual service charge of £tbc.

#### TENURE



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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