

**Newcombe Court, Victoria Road,
Cirencester, Gloucestershire, GL7 1EN**



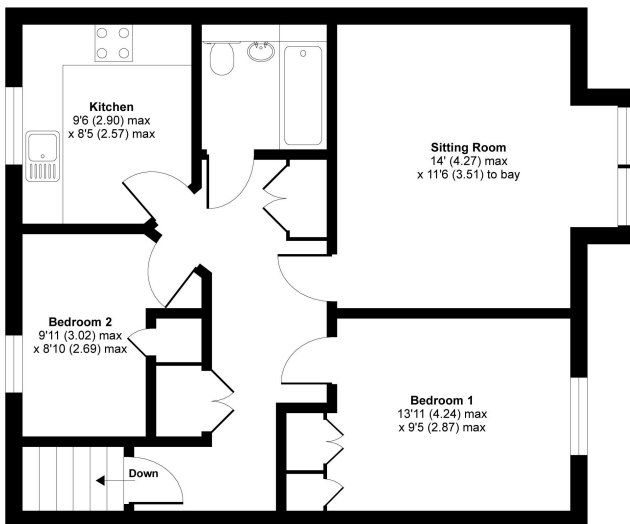
First floor retirement apartment | Two bedrooms with built in storage
Private entrance | No onward chain
Potential to add a stair lift | EPC C

£170,000

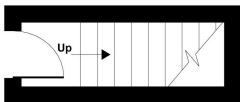


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APPROX. GROSS INTERNAL FLOOR AREA 693 SQ FT 64.3 SQ METRES



FIRST FLOOR



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 within a modern retirement complex, this two bedroom first floor maisonette is well placed for access to Cirencester's town centre with its many facilities and amenities.

The property has well-proportioned accommodation which has been redecorated and re-carpeted and comprises a private entrance hall with stairs to the first floor, here there is the facility to install a stair lift. A spacious hallway has storage and leads to the sitting room with a box bay window to the front. The kitchen has recently been refitted with a range of units with space for washing machine, fridge freezer, and cooker. There are two good sized bedrooms, one of which is currently being used as a dining room and a bathroom which has been recently refitted.

Externally the property has a pathway leading to the front of the property plus electric heating, recently refitted double glazing and allocated parking.

Newcombe Court is a very friendly environment with a communal garden, an alarm system and non-residential management staff.

Directions

From our office in Cirencester turn left into Castle Street and at the traffic lights continue straight over into the Market Place. Follow through the Market Place into Dyer Street and at the traffic lights turn right onto Victoria Road. Newcombe Court can be found on your 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 99 years from 1991. Maintenance charges is £1600 per annum and ground rent is £90 per annum. 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: CIR3940/CM/Date

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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.