

# PerryBishop

PROPERTY MADE PERSONAL

13 Ashcroft Gardens, Cirencester, Gloucestershire, GL7 1RU



Second floor retirement apartment • One bedroom • Lift access • Kitchen and shower room • Town centre location • Residents living room • Communal grounds • No onward chain • EPC C



## Key Features



1  
Bedroom



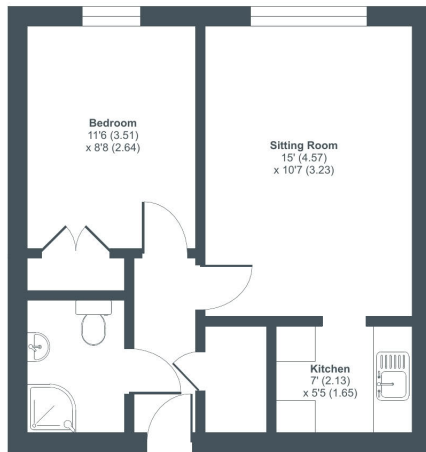
1  
Bathroom



1  
Reception

## Ashcroft Gardens, Cirencester, Gloucestershire, GL7

Approximate Area = 416 sq ft / 38.6 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for PerryBishop. REF: 1137095



## About the property

Situated within a 0.3 mile level walk of Cirencester town centre's Market Place, is this one bedroom second floor retirement apartment.

A communal entrance door with intercom entry system leads to the communal hallway giving access to all apartments and facilities, while a lift and stairs take you to the second floor. The apartment itself comprises entrance hall, shower room, double bedroom with built-in wardrobe, sitting room overlooking the communal gardens and open to the kitchen.

Homeberry House benefits from a 24 hour emergency care line system and a lift to all floors. A residents' lounge with kitchenette is available to all with views onto the communal grounds, a visitor's flat is also available to book and shared toilets are provided on the ground floor.

## Amenities

The market town of Cirencester dates back to Roman times and is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, a weekly market and there are a number of delightful bistros, cafes, wine bars and public houses to suit all tastes.

Cirencester also boasts a cottage hospital, a leisure centre and a lovely outdoor swimming pool, open from May to September. Other sports are fully catered for including golf, tennis, riding, football, rugby and cricket. Homeberry House is situated within central Cirencester with pedestrian access directly on to Cricklade Street.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## 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

The tenure is Leasehold, 99 years from 1 September 1983.

The service maintenance charge for 01/03/2024 - 31/08/2024 is £1,718.23, paid every 6 months.

Ground rent for 01/03/2024 - 31/08/2024 is £215.53, paid every 6 months.

## Local Authority

Cotswold District Council

Council Tax Band: A

## Our reference

CIR/SW/RN/06062024

## We'd love to hear from you

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