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PROPERTY MADE PERSONAL

10 Bath Gate Place, Hammond Way, Cirencester, GL7 1ZJ

• First floor retirement apartment for the over 60s • Two double bedrooms, one with a walk-in wardrobe • Sitting dining room • Modern fitted kitchen • Two shower rooms • EPC B

£300,000

perrybishop.co.uk

10 Bath Gate Place, Hammond Way

Cirencester

Key Features

2 Bedrooms

2 Bathrooms

1 Receptions

About the property

Offered for sale with no onward chain and sitting around a third of a mile's walk of Cirencester's Market Place, the town centre, is this beautifully appointed and immaculately kept two double bedroom, two shower room, first floor apartment set within this highly regarded retirement complex, built by McCarthy & Stone, exclusively for the over 60s.

The development comes with a wealth of communal benefits including beautifully landscaped gardens, homeowners' lounge area to meet family, friends and entertain, an on-site House Manager and a guest suite for visitors' use.

The apartment's accommodation comprises entrance hall with a generous utility/storage cupboard housing a washer dryer, the hall leads into a bright sitting/dining room that opens to a modern kitchen fitted with integrated electrical units including a half-size dishwasher, oven and microwave oven, fridge/ freezer, ceramic hob and cooker hood. The principal bedroom benefits from a modern en-suite shower room and a large walk-in wardrobe, while the second double bedroom is serviced by a separate shower room.

The apartment also benefits from a sunny south westerly aspect, triple glazing, an air purification system, recently replaced carpets and underfloor heating.

TENURE: Leasehold 999 years from the 1st June 2016.

Service/Maintenance Charge: 2025/26 the charge stands at £4,537.66 (£378.14 payable monthly from July 2025 to June 2026).

Ground Rent: £495 per annum (Ground rent review: 1st June 2031)

Amenities

The market town of Cirencester 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, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre, arts and craft centre, award winning museum, a theatre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket, and within the town a bowls club.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Silver Street, turn right into Castle Street. At the end bear left and keep in the right hand lane. At the roundabout take the third exit and Bath Gate Place can be found on the right hand side.
What3Words /// matter.broom.rezoning

NB - Please be aware there is no access to the car park for viewers, please park on the road outside or on the Old Tetbury Road.

Services & Tenure

Tenure – Leasehold, 999 years from the 1st June 2016. Service/Maintenance Charge: 2025/26 the charge stands at £4,537.66 (£378.14 payable monthly from July 2025 to June 2026). Ground Rent: £495 per annum (Ground rent review: 1st June 2031)
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Electric

Local Authority

Cotswold District Council
Council tax Band – E

Our reference

CIR250580
28th November 2025

We'd love to hear from you

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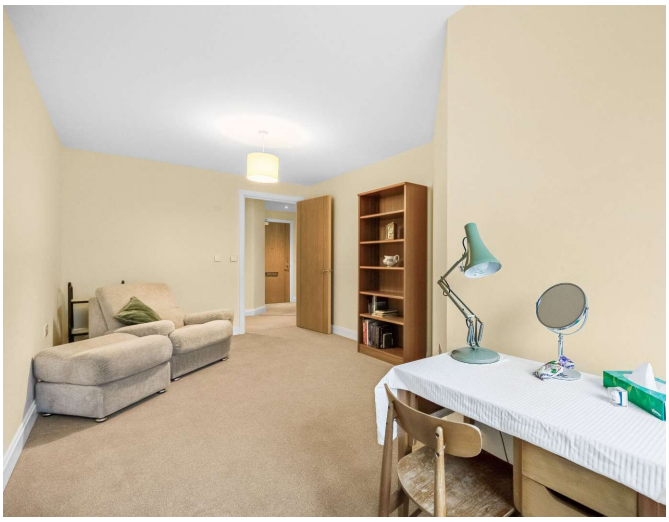


what the owner raid

This apartment was home to my late mother, who took great delight in the many conveniences and pleasures of living here. As a very independent lady, she appreciated having so much within a short and level walk, ensuring there was always something to enjoy. These included:

- Close proximity to Cirencester's wide variety of shops, both independent and national brands, with Waitrose being a particular favourite thanks to its ever-helpful staff.

- The expansive Home Park and the peaceful Abbey Grounds.

- A lovely choice of local restaurants and cafés.

- The nearby GP surgery, chemist and hospital.

- St John Baptist Church.

- The local library, etc.

She especially valued the peace, quiet and sense of security the apartment provided, along with the generous living space and storage. The second bedroom proved ideal for organising her belongings after moving from a larger bungalow.

From a practical point of view, she found it straightforward to look after herself. The modern kitchen, laundry facilities and well-designed ensuite shower room made day-to-day living comfortable and manageable.

Moving into a managed development brought her real reassurance. She was grateful to step away from the upkeep of her former home and garden while still enjoying independence, privacy and the freedom to live life at her own pace.

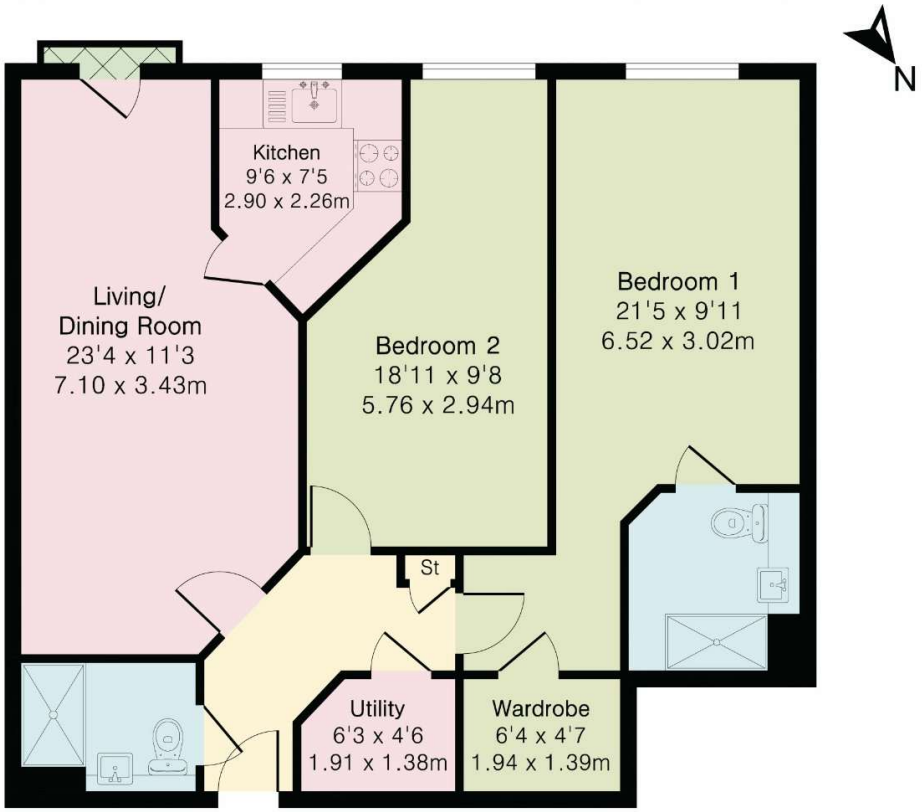
She warmly appreciated the support and companionship offered by fellow homeowners and McCarthy Stone staff, and found comfort in being part of a community—even on days when she couldn't join the activities.

The guest suite was a thoughtful bonus, enabling me to visit and stay overnight conveniently and at a very reasonable rate.

Although her final year was spent away from the apartment, she always spoke of it with great affection and a wish to return, so we kept it ready for her at all times.

Whilst mum enjoyed the freedom of stepping out into the town, it was also a joy to see her so contented here, sitting in her warm living room, enjoying a chat or simply watching the world go by.

Approximate Gross Internal Area 876 sq ft - 81 sq m



First Floor

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PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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