



10 Acanthus Court, Cirencester, GL7 1PW

£150,000

cj HOLE
est. 1867

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Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

CHAIN FREE!

A modern one bedroom first floor apartment set within a purpose built development on the outskirts of town, offering easy access to local amenities and a 20 minute walk into the town centre.

The property is accessed via a well maintained communal hallway and benefits from an allocated parking space at the rear of the building.

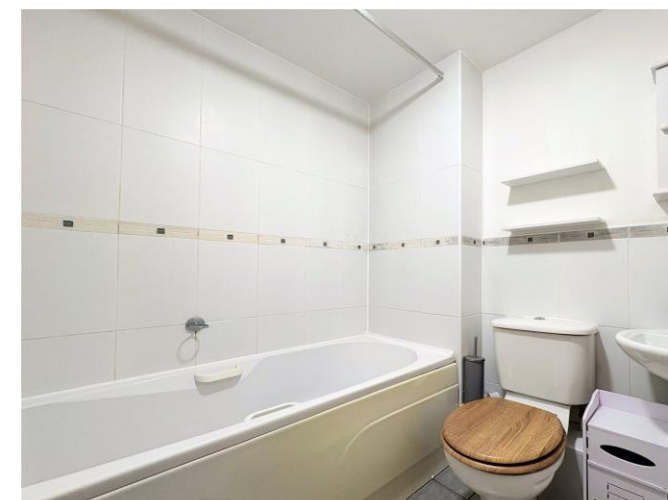
Inside, the apartment provides comfortable, low maintenance living with a bright layout ideal for first time buyers or investors. The living space is well proportioned, with a separate kitchen and a double bedroom offering built in storage.

Gas central heating and double glazing. Mains electricity. gas, water and drainage.

Council Tax Band A £1691.85

Lease Term: 125 years from 1 June 2005

Term Remaining: 103 years



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Ground Rent £150 per annum
Service Charge £2199.12 per annum (£1099.56 every 6 months).

Cirencester's historic town centre is home to the Abbey Grounds, the open air swimming pool, and a wide range of independent restaurants, cafés and pubs, all within easy reach from the property. The area is well connected, with strong road links to the A417/A419 providing access towards Cheltenham, Swindon and Gloucester.

We are legally required to carry out anti money laundering ID checks on all sellers and buyers. These checks are completed via an external company, and there is a non-refundable £48 fee per property (inc. VAT) payable before we can market a property or issue a memorandum of sale.



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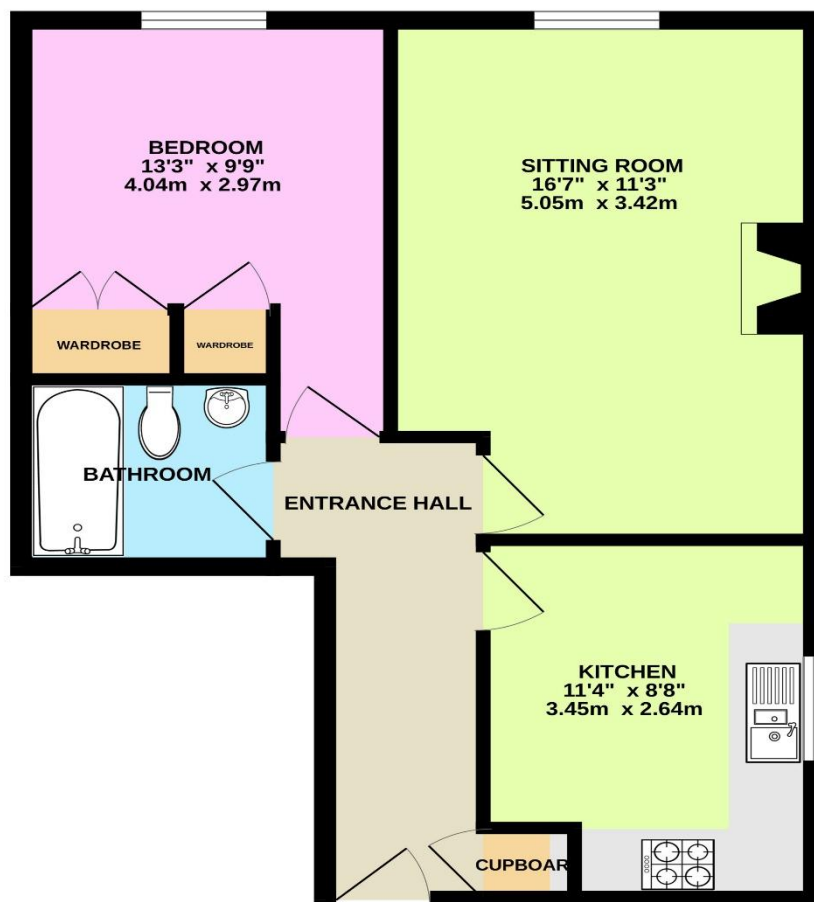
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FIRST FLOOR
499 sq.ft. (46.4 sq.m.) approx.

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TOTAL FLOOR AREA : 499 sq.ft. (46.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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www.cjhole.co.uk

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