



Flat 3, Ashcroft Hall, Cirencester, Gloucestershire, GL7 1RA

£150,000

cj HOLE
est. 1867

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Leasehold, One Bedroom, First Floor Apartment, Good Condition, Great Location

£150,000

Cirencester Sales

1 Woolrich House, Waterloo, Cirencester, GL7 2GA

01285 655 158 | cirencester@cjhole.co.uk

A well presented one bedroom first floor apartment set within an attractive period conversion, conveniently located close to Cirencester town centre.

Cirencester, known as the Capital of the Cotswolds and famous for its Roman history, has an abundance of cultural attractions including the Corinium Museum, Roman Amphitheatre and the Abbey. Cirencester Park is home to the Polo Club, one of the most historic clubs in the country, being founded in 1894.

The Market Place offers a choice of high street stores, independent retailers, cafes and restaurants. There is also the multi-award-winning Barn Theatre, Sundial Theatre and the Bathurst Estate and grounds.

A charming one-bedroom first-floor apartment forming part of an attractive period building, conveniently situated within easy reach of Cirencester town centre and its excellent range of shops, cafés, restaurants and amenities.

This well-proportioned apartment offers light and comfortable accommodation, ideal for first-time buyers, investors or those seeking a conveniently located Cotswold home. Situated on the first floor, the property enjoys a pleasant position within the building and benefits from an abundance of natural light throughout.

The accommodation comprises an entrance hall leading to a spacious sitting/dining room, a fitted kitchen, a generous double bedroom and a bathroom. The apartment retains a welcoming feel and provides a practical layout suited to modern living.

Ashcroft Hall occupies a highly convenient location, allowing residents to enjoy the many attractions of Cirencester's historic town centre, whilst offering excellent access to local transport links and the wider Cotswolds.

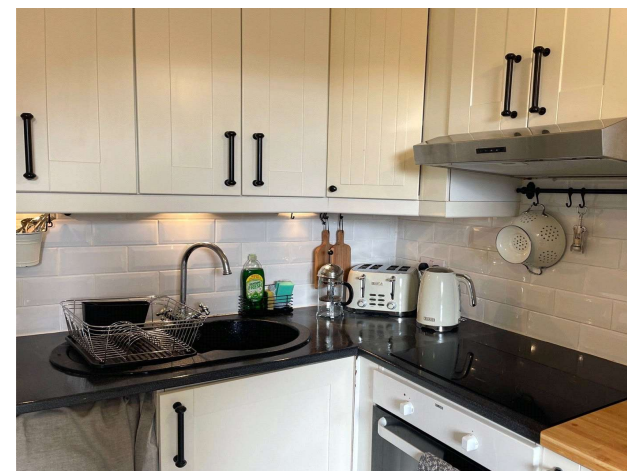
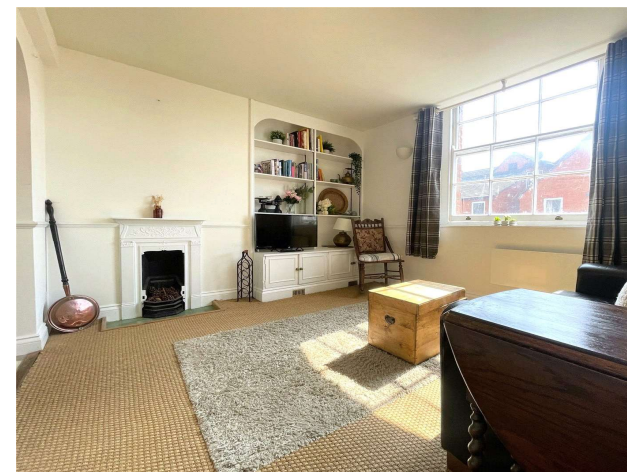
Offered with no onward chain, this property presents an excellent opportunity for owner-occupiers and investors alike.

Services - Mains electricity, water and drainage.
Cotswolds District Council
Tax band A = £1691.85 p.a 26/27

Lease
999 years from 28/4/2011, 984 year remaining.
Service Charge & Ground Rent £1850 for 2026.

I.D checks.

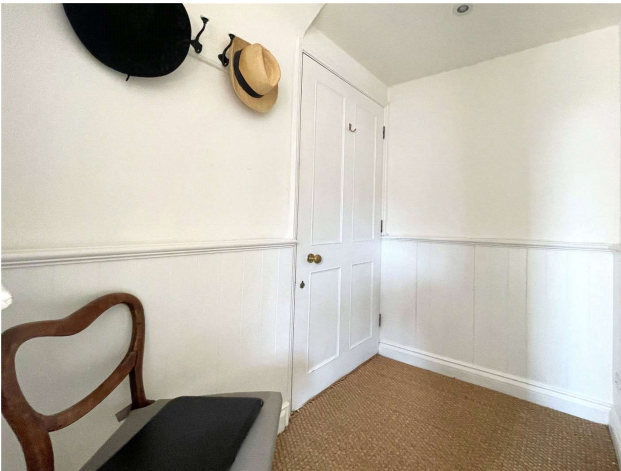
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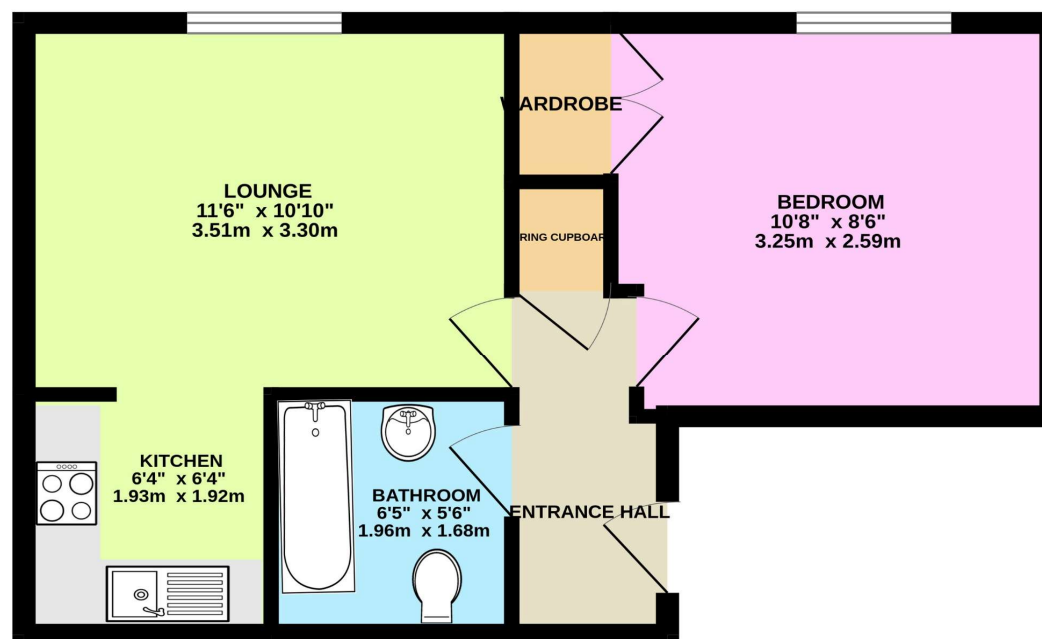


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



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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