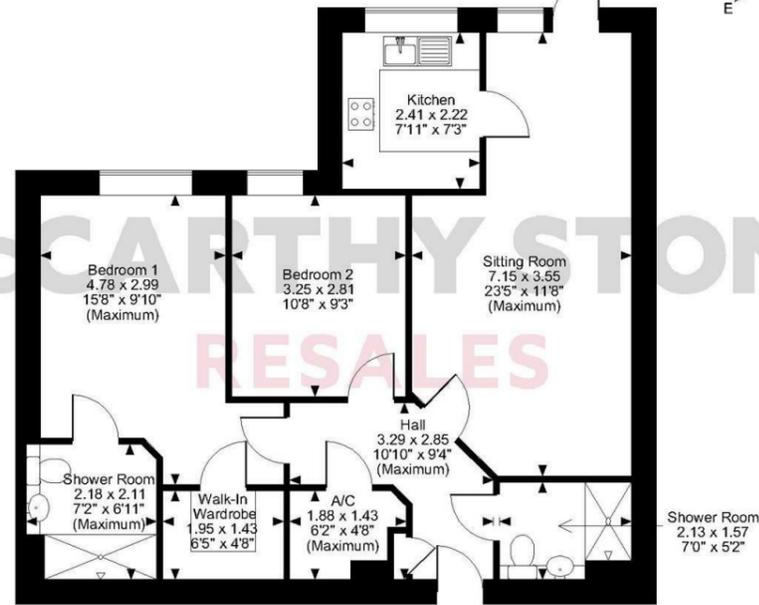


Bath Gate Place, HammondWay, Cirencester  
Approximate Gross Internal Area  
774 Sq Ft/72 Sq M



**Ground Floor**  
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**3 Bath Gate Place**

Tetbury Road, Cirencester, GL7 1ZJ

**PRICE REDUCED**



**PRICE REDUCTION**

**Asking price £380,000 Leasehold**

Beautiful GROUND FLOOR Retirement Apartment with TWO DOUBLE BEDROOMS - ALLOCATED PARKING - And a LARGE modern en-Suite bathroom - off the Master Bedroom  
~Built & Managed by McCarthy Stone~

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Bath Gate Place, Tetbury Road, Cirencester,

## 2 Bed | £380,000

PRICE  
REDUCED

### Summary

Bath Gate Place, built by McCarthy & Stone, has been designed and constructed for modern independent retirement living. The development consists of 34 retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, fitted wardrobes in main bedroom and security door entry systems. The dedicated House Manager is on site during their working hours to take care of the running of the development.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy and cleaning costs of the homeowners lounge and other communal areas are also covered in the service charge.

For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The homeowners lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### Entrance Hallway

Solid wood front door is fitted with an automatic door opener so the door can be opened using a remote control. with spy hole and letter box. Ceiling light and smoke detector. Wall mounted emergency speech module. Door to walk in utility cupboard containing the

Gledhill Plus Coil thermal store providing hot water to the apartment and some shelving for storage. All other doors leading to living room, both bedrooms, and the shower room. Additional small fitted cupboard which houses the electricity meter

### Living Room

Very good size room with feature fireplace and inset electric fire creating a very nice focal point. A triple glazed opening patio door leads out to a small patio. Two ceiling light fittings. TV point with Sky+ connectivity. Telephone point. Power points. Oak effect door with glazed panels leading into a separate kitchen.

### Kitchen

Fully fitted kitchen with stainless steel sink with lever tap which is positioned in front of the double glazed window which can be remotely opened and closed electronically. Built-in oven and matching microwave. Ceramic hob and extractor hood. Fitted integrated fridge/freezer and under pelmet lighting.

### Bedroom One

This double bedroom boasts an en-suite bathroom. Double glazed window with security lock. TV and telephone point. A range of power sockets. Door to walk in wardrobe with plenty of hanging and storage space.

### En-suite

Tiled bathroom comprising; WC with concealed cistern, Vanity unit wash hand basin with a cupboard below and a fitted mirror above; shaver point; Shower with grab rails. Wall mounted electric towel rail. Emergency pull-cord.

### Bedroom Two

This second double bedroom could also be used as a dining room or office. Featuring a large double glazed window fitted with security lock. Fitted floor to ceiling

storage cupboard. Ceiling light fitting. TV and phone point.

### Shower Room

Part tiled and fitted with; shower unit with glazed door, WC with concealed cistern and built in sink with lever tap and mirror over. Shaver point and heated towel rail. Emergency pull cord. Tiled flooring.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge is £4,446.95 for the financial year ending 30/06/2025. The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

### Lease Information

Lease: 999 years from the 1st June 2016  
Ground rent: £495 per annum  
Ground rent review: 1st June 2031

