



**90 Barclay Court Trafalgar Road, Cirencester, GL7 2EN**  
**£135,000**

A superb opportunity to acquire what we believe to be one of the best retirement apartments located in Barclay Court, a popular area in the heart of Cirencester close to a full range of amenities and facilities. The property has been fully refurbished by the present vendor and is presented in superb condition. It is located on the front corner of the building with far reaching south westerly facing views over Cirencester town a light and attractive position. We urge early viewing of this high quality two bedroom retirement apartment. Call Cirencester's estate agent Cain & Fuller to view 7 days a week



**Cirencester**

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

**Barclay Court**

Barclay Court offers its residents a wide range of facilities including a communal lounge for entertaining and social events, communal washing facilities, a guest room which is available through a booking system at a nominal cost and landscaped communal gardens for use of residents all year round as well as parking if required

**Description**

The property has benefited from recent refurbishment it benefits from a high specification contemporary kitchen with excellent range of storage and built-in appliances, modern contemporary shower room with quality fittings a spacious modern room. The apartment has been fully redecorated and re-carpeted and benefits from Upvc double glazed windows throughout. Both the bedrooms benefit from a range of built-in wardrobe's and storage. We urge early viewing of this superb living space to avoid disappointment.

**Outside**

There are a selection of landscaped gardens surrounding the property open for residents to enjoy in the summer months. The large communal lounge and day area gives access to a private outside entertaining space ideal for residents in the summer.

**Viewing**

Through the vendors sole agent

**Agents Note**

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

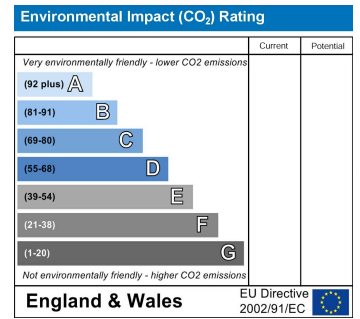
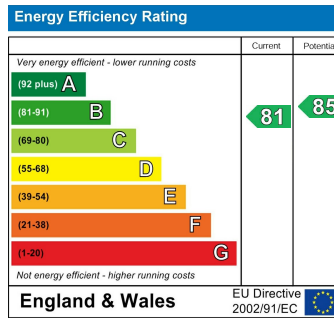
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

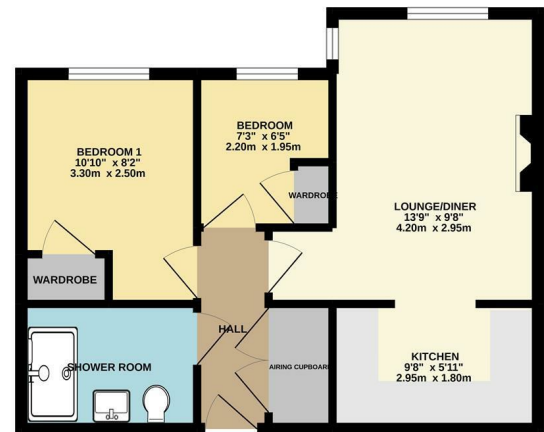
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

**Council Tax**

The council tax banding for this property is B



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 434 sq ft. (40.3 sq m.) approx.  
Measurements are approximate. See to scale. Registered property agent  
Trade only. Member 02022



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