



**Apartment 3, Horizon House Cirencester, GL7 1YG**  
**Asking Price £202,500**

**Cain & Fuller**



# Apartment 3, Horizon House Cirencester, GL7 1YG

Apartment 3 Horizon House offers purchasers an opportunity to acquire a high specification two bedroom apartment located in a convenient position on the edge of Cirencester town centre. The property benefits from a high standard of finish with the living space boasting a comprehensively fitted Contemporary stylish kitchen with a full range of built-in appliances including oven, hob, extractor fan, fridge/freezer, dishwasher and washing machine washer/dryer, low energy mood lighting and extensive work surfaces. Throughout the apartment there is also solid wood doors and a modern and attractive floor to the main living area's. The two bedrooms are extremely large double rooms with a selection of built-in storage, and both rooms are serviced by a large contemporary white bathroom with bath and fitted shower, window to rear aspect. Externally there is allocated parking to the front of the building in this secluded and established setting. A secure communal entrance door leads to a well presented communal hallway with access to the three apartments located within the building. We urge early viewing of this well presented stylish modern apartment through Cain & Fuller in Cirencester.

## 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.

## Amenities

Horizon House is located a short walk to the town centre Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.'

## Description

Horizon house is a small building converted to residential usage in recent years and split into three high-quality apartments, the penthouse is located at the top floor of the building and finished to an extremely high and unique standard. The communal entrance door on the ground floor has door intercom to each apartment for good access to each of the three apartments. Upon entering the penthouse there is a large hallway with built-in storage cupboards, engineered wood oak floor runs throughout this space into the main living area a pleasing and high-quality feature. The living room is both light and spacious accommodation, there is a modern contemporary high gloss kitchen fitted with an excellent range of storage and built in appliances including fridge/freezer, oven, hob, extractor fan, integral washing machine and dishwasher. There are extensive work surfaces in this well-equipped kitchen area which opens onto the dining and lounging areas. To the rear elevation of the apartment there are two good sized double bedrooms both with built-in storage and a separate family bathroom of a very pleasing size with modern contemporary suite and double glazed window to rear aspect. The property benefits from heating via a series of eco-thermostatically controlled heaters fitted in each room this is complemented by double glazed windows throughout. There is also Sky connection pre wired

## Allocated parking

Allocated parking for one car to the front of the building.

## Mobile and broadband

We recommend purchasers go to Ofcom for information

## EPC

C rating

## Viewing

Through Cain and Fuller in Cirencester

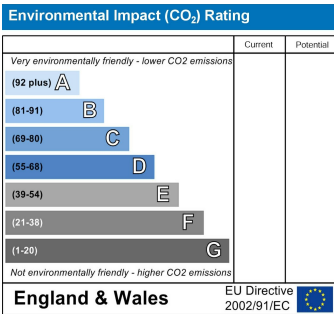
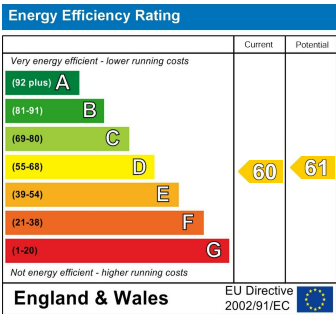
## Council Tax

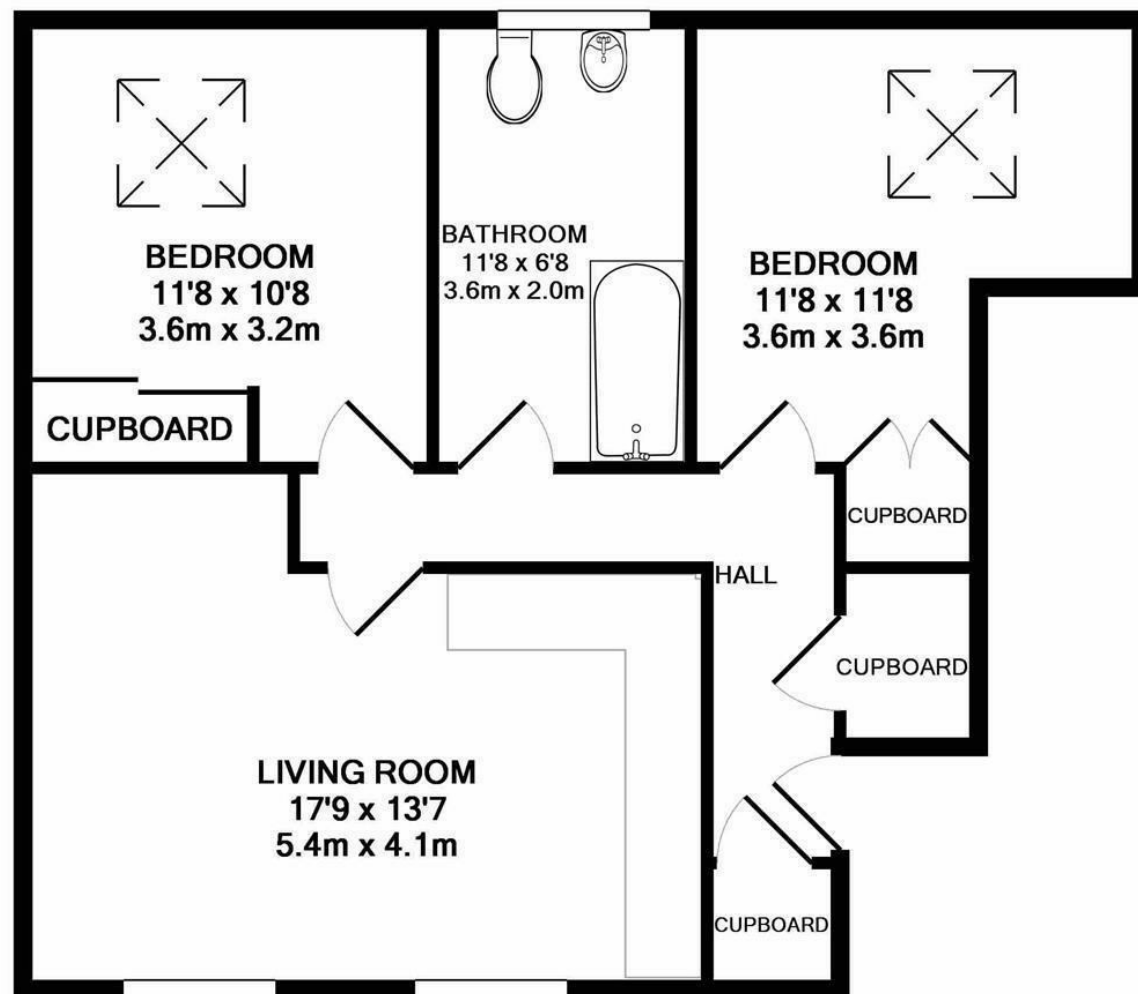
Band A

## 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.





Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	61 D
39-54	E		
21-38	F		
1-20	G		

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