Cain & Fuller

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14 Homeberry House Ashcroft Gardens, Cirencester, GL7 1RU

Asking Price £60,000

A QUALITY DUAL ASPECT APARTMENT !! Homeberry House is in a much sought-after location due to its proximity to the town centre with all of the facilities and amenities that the town has to offer within walking distance. Cirencester is deservedly known as the “Capital of the Cotswolds” and is an extremely vibrant, friendly and attractive place to live. Homeberry House is a unique purpose built retirement community for the over 60's with the support of a Warden who is available to help and assist the residents on a daily basis. The building benefits from a selection of facilities for residents including large residents lounge, wash room, landscaped communal gardens surrounding the property and parking for residents and visitors. As well as shops on the door step there is a selection of doctors surgeries, pharmacies and supermarkets all within level walking distance. Number 14 has undergone renovation is recent years to now present an appealing and light living space with the benefit of far reaching south westerly views over the town and surrounding countryside. Of special mention is the main living room which benefits from two large picture windows facing in a south westerly direction giving the apartment a wonderful amount of natural light in the daytime hours. Apartments presented to this standard are rarely available we would urge early viewing 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. 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, residents also benefit from one of the oldest open-air pools in the country. Residents have access 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 College 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

Homeberry House is a much sought-after location due to its proximity to the town centre which is within walking distance. 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.'

Outside

Communal gardens surround the property with defined seating areas for residents, there is parking available for residents and visitors and a small garage facilities for parking residents mobility buggies ask the vendors agent for details. Number 4 has direct access onto these garden which is highly desirable.

EPC

To follow

Council tax

Band A

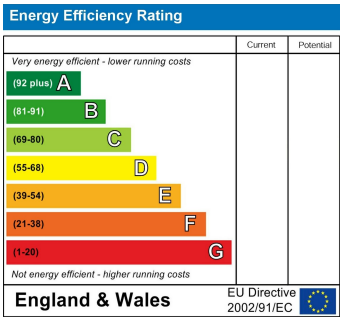
Tenure

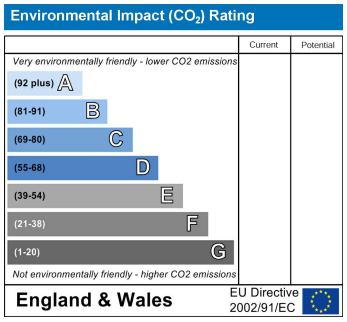
Leasehold - Ask the vendors sole agent

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.





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