



Flat 1, Ranbury House Cirencester, GL7 1YG
Chain Free £165,000

Cain & Fuller

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The Garden Apartment Ranbury House offers purchasers an opportunity to acquire a high specification one 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 and low energy mood lighting and extensive work surfaces. Throughout the living space in the apartment there is also solid wood floor and an excellent modern standard of fitting with a large double bedroom to the rear with excellent range of storage and door to a contemporary modern shower room with window to the rear. The bedroom has a double glazed door opening onto a secluded and rear garden benefiting from a high degree of privacy ideal for those summer evenings. Externally the apartment is situated in a secluded position with allocated parking to the front of property. It is so rare to find a ground floor apartment with good allocated parking and a secure and secluded garden. 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

Ranbury 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.'

Outside

Mobile and Broadband

We recommend purchasers go to Ofcom for full details

Viewing

Through Cain and Fuller in Cirencester

Tenure

Leasehold

A new lease of 999 years will be issued upon the sale of the apartment

Allocated Parking

There is allocated parking for one car to the front of the apartment

Outside

The apartment is located on the ground floor of the building with its own front entrance door, to the rear there is a secluded and secure garden with ample space for outside furniture and gardening.

Agents Note

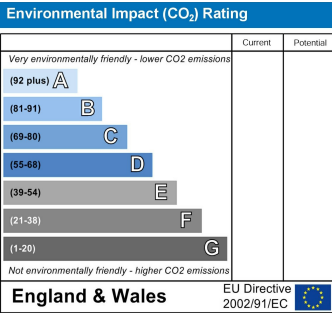
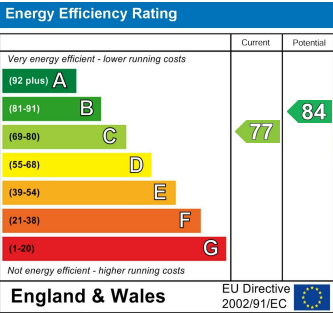
These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon

as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. The property has been virtually dressed for marketing purposes inside and out if potential purchaser wish to see the original images do contact the agent.

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.



GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 507 sq.ft. (47.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

53 Castle Street • Cirencester • Gloucestershire GL7 1QD
T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

CF (Cirencester) Limited trading as Cain & Fuller Estate Agents. Registration No. 5173248, Registered Office as above

