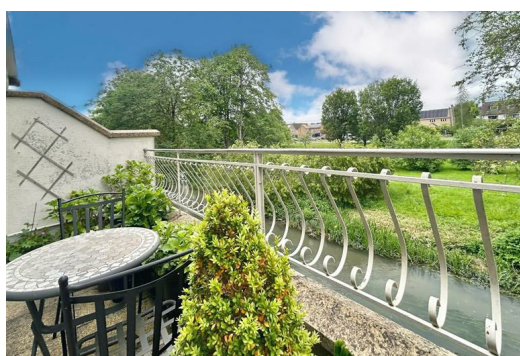
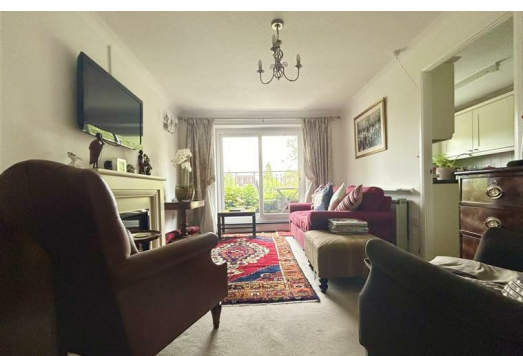




70 Priory Mews Trafalgar Road, Cirencester, GL7 2EL **Asking Price £205,000**

A rare and superb opportunity to purchase a two bedroom first floor retirement apartment located within this favoured development in the very heart of Cirencester town close to the Abbey Grounds Park. The apartment benefits from a lounge with double glazed sliding patio doors opening onto a balcony area with secluded views onto part of the landscaped Abbey grounds. There is a fitted kitchen/diner with a range of built in appliances, two bedrooms and a good sized modern bath/shower room with window to the side aspect. The apartment is warmed by a series of thermostatic heaters which are complemented by UPVC double glazed windows all with pleasant aspects. Externally there are a range of landscaped communal gardens to the front and rear of the building and parking is available for residents in designated car park areas. Call the vendors sole agent to view immediately.



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.

Facilities

Priory Mews forms part of a retirement development on the edge of Cirencester town, there is a resident warden who cares for a community of residents on a daily basis. The facility includes a large resident lounge and social gathering room with access to a communal and sunny patio area, guest room available to book on a daily basis at an attractive low rate, communal wash room, selection of communal gardens around the building with seating areas. Assistance pull cord is located in every room within the apartment with a central control in the master bedroom to call for assistance if required.

Description

Number 70 Priory Mews is a retirement apartment located within this retirement village in the town of Cirencester within level walking distance to all of the amenities and facilities that the town has to offer. The property is accessed via a security door with intercom facility to the apartment where visitors are given access to the communal hall and able to climb the stairs to entrance door to the property. A reception hallway with a range of built-in storage has double doors opening onto the main living space, a light and airy room with sliding double doors opening onto the balcony garden benefiting from a stunning views onto a section of the Abbey grounds. A door leads to a kitchen with ample space for dining table. The kitchen has a fully refitted range of eye and base level storage, selection of built in appliances and window to front.

To the front of the apartment there are two bedrooms the master of which is a good size double both has secluded views onto the landscaped gardens. The bath/shower room is fitted to a high standard and has the benefit of a double glazed window to the side aspect. The whole apartment is warmed throughout by a series of thermostatic heaters complimented by double glazed windows in this dual aspect apartment. The property is presented in excellent condition by the present vendor.

Parking

Residents are able to park one car in the designated parking areas in Priory Mews, there is also a drying area for residents

Viewing

Through the vendors sole agent Cain & Fuller in Cirencester

Council Tax

The council tax banding for this property is C

Tenure

Leasehold ask the vendors agent for details on maintenance charge and length of lease.

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.

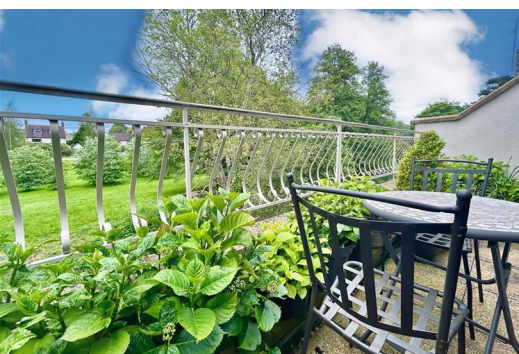
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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