



**7 Longwood House Cirencester, Gloucestershire, GL7 1YG**  
**Asking Price £209,950**

**Cain & Fuller**

Apartment 7 Longwood House offers prospective purchasers a great opportunity to purchase a stylish contemporary two bedroom apartment located on the edge of Cirencester Town close to a range of amenities and facilities. Converted in 2018 Longwood House is an interesting and attractive building which has been split into a selection of high specification apartments close to a good range of amenities. Number 7 offers flexible and stylish living space with a two double bedrooms with a selection of built-in storage, a large and light open main living area with series of attractive double glazed windows to the front aspect enjoying a sunny westerly facing orientation. This attractive room offers ample space for large soft furnishing and a good sized dining room table and benefits from a contemporary wood floor which runs through the the large reception hallway as well. There is a well fitted high specification kitchen area with excellent range of storage and a full range of integral appliances, ideal for this stylish apartment. Each resident benefits from there own parking space within a parking area to the front of the building where there is security access to the communal hallway. Call Cain and Fuller for further information and viewing details.

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## 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.

## Amenities

Longwood house is positioned on the edge of Cirencester a convenient 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

## Parking

There is allocated parking for each apartment located outside the building and a general bin storage area for residents.

## Council Tax

Band B

## Security Access

The front entrance door to Longwood house has a security door intercom allowing communication with each apartment and then individual access to the communal area and property.

## Broadband and mobile

We recommend potential purchasers go to Ofcom for details on broadband speeds and mobile coverage.

## Tenure

Leasehold a 999 year lease from 2018

Ask the agent to confirm the maintenance charge.

## Epc

C rating

## 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.

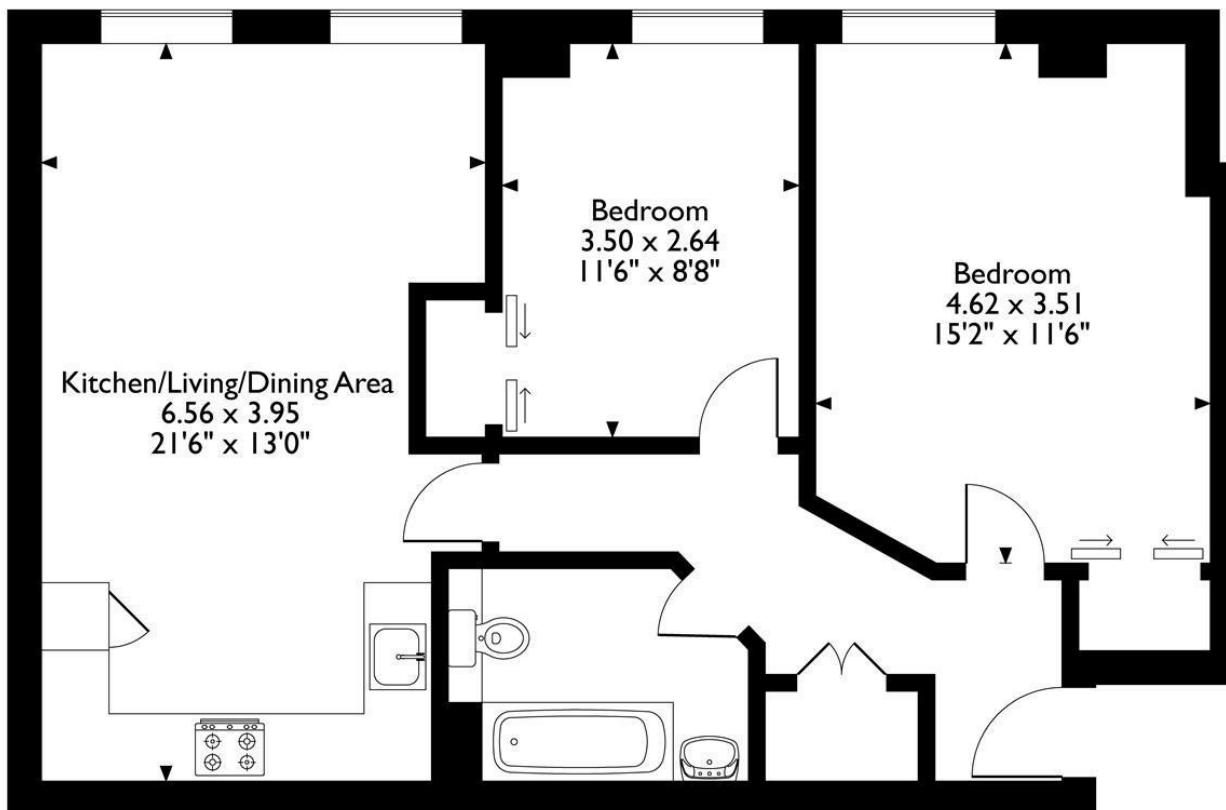
Please discuss with us any aspects which are particularly important to you before travelling to view this property.

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





Longwood House, Flat 7, Love Lane, Cirencester, Gloucestershire  
Approximate Gross Internal Area  
66 Sq M/710 Sq Ft



### Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

#### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

