



89 Barclay Court Cirencester, GL7 2EN

Chain Free £110,000

A superb opportunity to acquire a well presented one bedroom retirement apartment located in Barclay Court a popular retirement community located in the heart of Cirencester close to a full range of amenities and facilities including the Abbey Grounds. The property is presented in superb condition and enjoys pleasant views over the established grounds. Barclay Court offers residents a selection of communal facilities and benefits from a resident warden, it is an active and vibrant retirement community. We present this property to the market in a chain free position and urge early viewing through Cain & Fuller Cirencester.



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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, 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

Barclay Court is in a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the town consists of period town houses and cottages. 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.

Barclay Court

Barclay Court is a retired community and offers its residents a wide range of facilities including a communal lounge for entertaining and social events, communal washing facilities, a guest room which is available through a booking system at a nominal cost and landscaped communal gardens for use of residents all year round as well as parking if required

Description

The present Vendor has presented the apartment in excellent condition it benefits from a modern kitchen with excellent range of storage and window onto the landscaped gardens, modern contemporary easy access shower room with washbasin and low level WC, easy access

shower enclosure The property is presented in excellent condition also benefiting from the installation of a series of electric thermostatic heaters which are complemented by Upvc double glazed windows throughout. There is also a selection of built-in storage in the bedroom and hallway. We urge early viewing of this superb living space to avoid disappointment.

Outside

Barclay court has established and landscaped gardens surrounding the building with a selection of seating areas for use of the residents. There is also a residents car park where parking is available for owners and visitors.

Viewing

Through Cain & Fuller in Cirencester

Council Tax
BAND A

EPC

To follow

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



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