



**Cirencester Court, Drove Road, Old Town**  
**Offers Over £99,000**

\* CASH BUYERS ONLY - DUE TO HAVING A REMAINING LEASE LENGTH OF C.64 YEARS \* FREE OF



\* OVER 55's RETIREMENT - GROUND FLOOR APARTMENT \* CASH BUYERS ONLY - DUE TO HAVING A REMAINING LEASE LENGTH OF C.64 YEARS \* FREE OF CHAIN \*

\* Property Video Tour - Now Available To Download & View Online \*

\* 600 Sq Ft / 54 Sq Meters Of Light & Airy Living Accommodation \* Part-Time House Manager On-Site \* MILES BYRON are delighted to be marketing 'For Sale' this over 55's retirement apartment which benefits from SOUTH & WEST FACING aspects and communal garden views as well as the iconic & very attractive Christ Church, Old Town which can also be seen in the distance. There is also the added benefit of both ample residents & visitors off street parking (first come basis) and a large & sociable communal lounge, kitchen and laundry room - for use by all residents. In addition there are also well tended rear communal gardens. This wonderful apartment has been refurbished throughout which includes a newly fitted kitchen, spacious and modern shower room with double width shower cubicle, 2 BEDROOMS, a large entrance hall with storage spaces/cupboards and the extra benefit of uPVC double glazing. To fully appreciate this delightful apartment, we would highly recommend confirming your appointment to view as soon as possible.

Tenure: Leasehold (64 years)

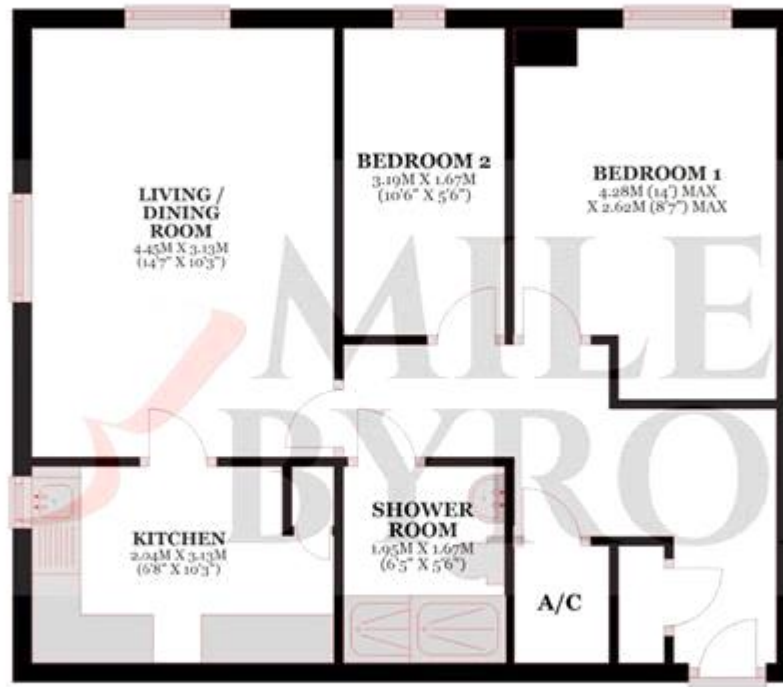
CHAIN \*\* CORNER PLOT POSITION \*\* A Refurbished & Ready To Move Into: GROUND FLOOR, DUAL ASPECT, OVER 55's APARTMENT | Leasehold **SOLD**



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

## GROUND FLOOR

APPROX. 50.9 SQ. METRES (547.4 SQ. FEET)



**TOTAL AREA: APPROX. 50.9 SQ. METRES (547.4 SQ. FEET)**

All images used are for illustrative purposes only and are intended to convey the concept and vision for the properties advertised only. Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any contract or warranty.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>72</b>
	<b>53</b>	
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.