





Apartment (EPC Rating: D)

# SPITALGATE LANE, CIRENCESTER, GLOS, GL7 2DE

PCM

# £1,020 PCM

CANNON ESTATES
SALES & LETTINGS

2 | 1 | 1 | D

# 2 Bedroom Apartment located in Cirencester

Cannon Estates presents a ground-floor apartment in Cirencester, just off Abbey Grounds. Featuring a spacious open-plan lounge/kitchen with fitted appliances, 2 double bedrooms, bathroom with bath & shower, electric heating, and allocated parking. Ideal for professionals, available early January.

Cannon Estates are excited to present this fantastic ground-floor apartment, ideally located just off the Abbey Grounds in the heart of Cirencester. This central location provides easy access to the town's excellent shopping and leisure facilities, as well as convenient road links for commuting.

Upon entering the apartment, you are greeted by a generous open-plan lounge and kitchen area, complete with modern fitted appliances. The space is perfect for relaxing or entertaining, offering comfort and functionality in one.

The property features two spacious double bedrooms, providing ample room for either a professional couple or a single tenant. The bathroom is equipped with both a bath and a shower, offering flexibility and convenience.

Additional features include electric heating, double glazing, and an allocated parking space. The property is offered unfurnished, allowing you to add your own personal touch.

This town-centre location ensures you're never far from Cirencester's vibrant offerings, making this apartment a must-see for those looking for convenience and comfort.

EPC Rating D, available early January.

Not suitable for families. Ideal for a professional couple or single occupant.



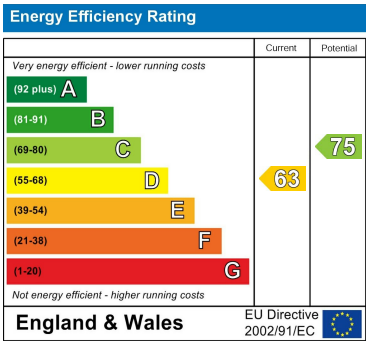




## Council Tax Band

B

## Energy Performance Graph





## Call us on

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**info@cannon-estates.co.uk**

**https://www.cannon-estates.co.uk/**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.