



25 Dollar Street, Cirencester, Gloucestershire, GL7 2AS
Asking Price £162,500

Cain & Fuller

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Cain & Fuller

A superb opportunity to acquire a refurbished apartment located in a highly sought after street within the very heart of Cirencester town with good access to all of the amenities and facilities that the town has to offer including the world renowned Cirencester Park open to residents on a daily basis. This spacious property offers light and modern living space having been sympathetically refurbished by the present vendor to present a modern stylish living space. In recent years a new kitchen has been fitted with an selection of appliances, the vendor has also refurbished the modern white bathroom and undertaken full redecoration and flooring throughout the property to now present a pleasing living space. Externally the property benefits from a security access to the front of the building and also a large external locked store, ideal for storage of bicycles etc. To view this unique property call Cain & Fuller in 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

Dollar Street is a much sought-after 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.

Viewing

Through Cain and Fuller in Cirencester

Security access

The front of the building has security access for residents within the building.

Storage cupboard

Each apartment benefits from an external storage cupboard space.

Parking

There is a selection of car parks within walking distance of the property go to MIPERMIT for further details.

EPC

To Follow

Tenure

Leasehold - 215 year lease from 1982

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.

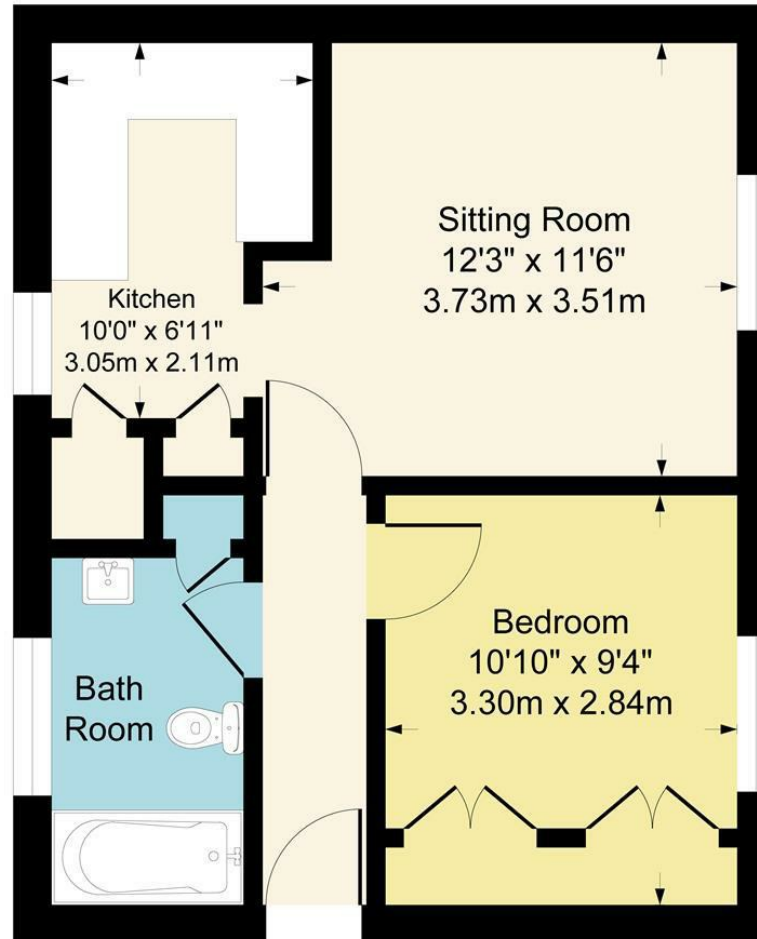
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

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.





**Approximate Gross Internal Area
392 ft - 36 sq m**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.