



Apartment (EPC Rating: C)

**FLAT 6, QUEEN STREET, CIRENCESTER,  
GLOS, GL7 1HD**  
PCM

**£1,200 PCM**

**CANNON ESTATES**  
SALES & LETTINGS



# 2 Bedroom Apartment located in Cirencester

Nestled in the heart of Cirencester on the charming Queen Street, this delightful first-floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a welcoming home in a vibrant community.

The apartment features a spacious reception room, providing an inviting space for relaxation and entertainment. The separate kitchen is functional and well-equipped, making it easy to prepare meals and enjoy culinary pursuits. The layout ensures a pleasant flow throughout the living areas, enhancing the overall living experience.

One of the standout features of this property is its prime location. Situated just a stone's throw from the town centre, residents will benefit from easy access to a variety of shops, cafes, and local amenities. The surrounding area is rich in history and culture, offering plenty of opportunities for exploration and leisure.

Additionally, the property benefits from on-street parking, providing convenience for those with vehicles. This apartment is not only a comfortable living space but also a gateway to the vibrant lifestyle that

## FULL DESCRIPTION

Cannon Estates are excited to introduce this extremely well-presented first-floor apartment, situated in a convenient location on the edge of town. This charming property offers a perfect blend of modern living and convenience, with easy access to a selection of local amenities.

Upon arrival, you'll find a communal entrance with an entry phone system, ensuring security and ease of access. Step into the inner entrance hall, where there is a convenient WC.

The apartment opens up into a spacious lounge, providing a comfortable area for relaxation and entertainment. The kitchen is well-equipped with a built-in oven, hob, fridge freezer, and washing machine, designed to cater to all your culinary needs.

The property boasts two double bedrooms, both offering ample space and natural light. The bathroom is well-appointed with a shower over the bath, providing a comfortable space for everyday use.

Additional benefits include gas-fired central heating and a communal courtyard area with bin storage. There is plenty of on-street parking available close by, adding to the convenience.

Located on the edge of town, this home is ideally positioned to enjoy a range of shops, restaurants, and leisure facilities. The property's light and spacious design, combined with its prime location, make it an ideal choice for anyone looking for a comfortable and convenient living space.

With an EPC rating of C and available September, this apartment is a must-see. Viewing is highly recommended.

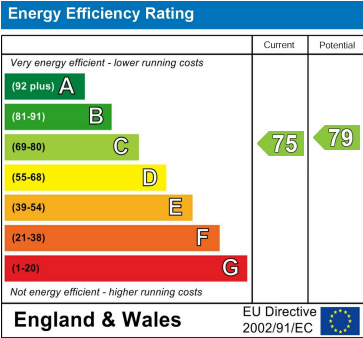




Council Tax Band

A

Energy Performance Graph



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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.