



Studio (EPC Rating: C)

# MERCHANTS HOUSE, CIRENCESTER, GLOUCESTERSHIRE, GL7 1HD

PCM

## £975 PCM

CANNON ESTATES  
SALES & LETTINGS



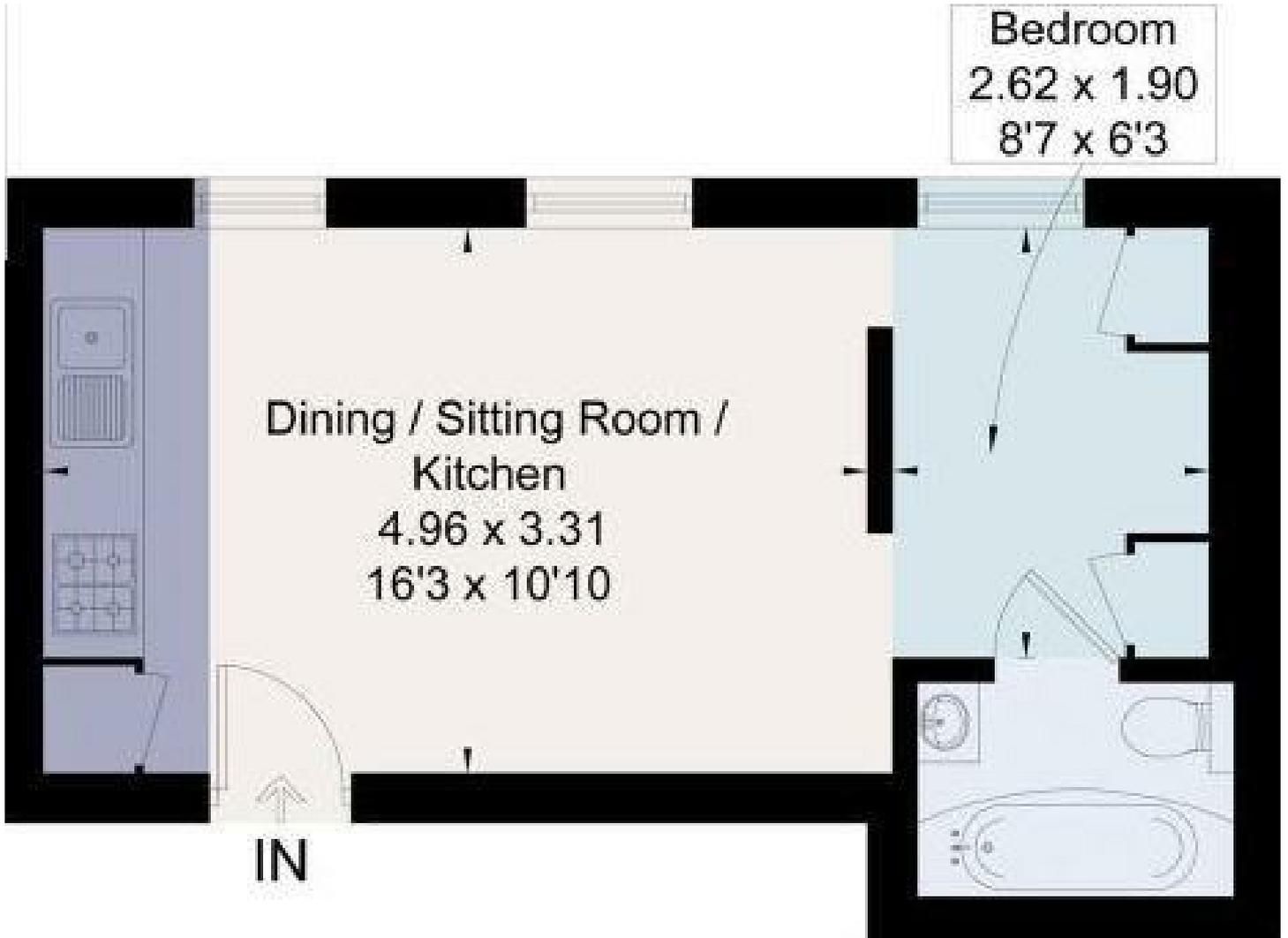
# I Bedroom Studio located in Cirencester

A luxurious apartment renovated to the highest of standards, we highly recommend viewing. This first floor apartment is at the rear of the property, overlooking the communal gardens. The property benefits from modern, open plan living and comprises of a kitchen with fridge/ freezer, washing machine, dishwasher, hob, oven, extractor fan and microwave. The lounge has a smart TV, including curtains and blinds. In the bedroom there is a further TV, divan bed and a luxurious bathroom. Perfect home for a professional couple or single person.

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CIRENCESTER LETTINGS | 6 THE WOOL MARKET, CIRENCESTER, GLOUCESTERSHIRE, GL7 2PR



Council Tax Band

**A**

Energy Performance Graph

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

Call us on

**01285 706900**

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<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.

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