



Apartment (EPC Rating: B)

**SOMERFORD ROAD, CIRENCESTER, GL7**

**IWR**

**Price Guide**

**£110,000**

**CANNON ESTATES**  
SALES & LETTINGS



# 1 Bedroom Apartment located in Cirencester

Nestled on Somerford Road in the charming town of Cirencester and offered to the market with no onward chain, this delightful one-bedroom retirement apartment offers a perfect blend of modern living and comfort. Built in 2016, this modern built property spans an efficient 473 square feet, making it an ideal choice for those seeking a low-maintenance home.

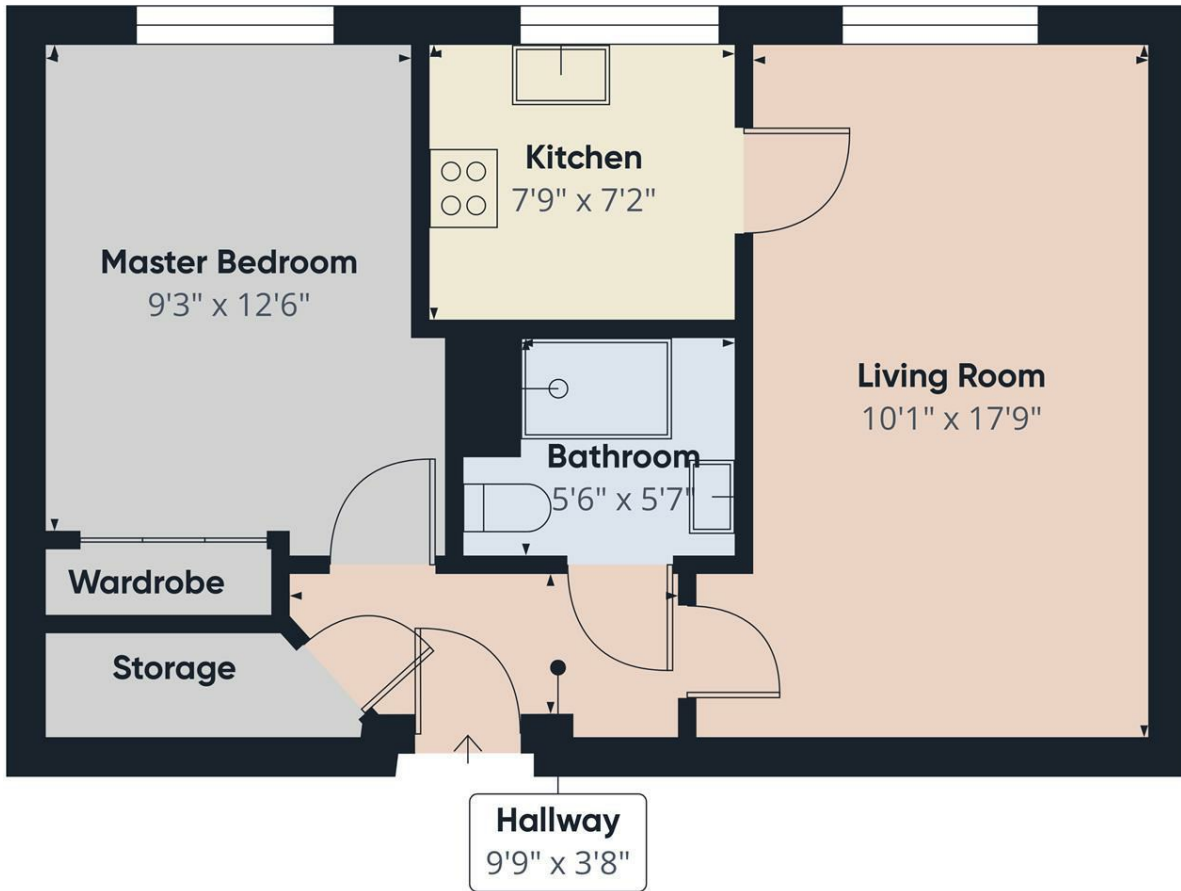
The interior boasts a fully-fitted kitchen equipped with integral appliances, ensuring that cooking and entertaining are both enjoyable and convenient. The design of the house promotes a warm and inviting atmosphere, perfect for relaxing after a long day. This lovely property also benefits from an ample-sized executive bedroom, modern three-piece bathroom suite consisting of a walk-in shower, porcelain basin and w/c.

Safety and security are paramount, and this property features a 24-hour Careline system, providing peace of mind for residents. Additionally, the owners benefit from a private car park, making access to the property hassle-free.

New residents accepted from 60 years of age.

For those who enjoy hosting friends and family, a Guest Suite is available on-site, allowing your loved ones to stay comfortably. Furthermore, as a resident, you will have the privilege of using Guest Suites at all Churchill





Approximate total area<sup>(1)</sup>  
473 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

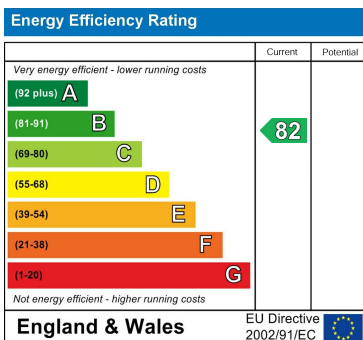
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Council Tax Band

**C**

Energy Performance Graph



Call us on

**01285 706900**

[info@cannon-estates.co.uk](mailto: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.

**CANNON ESTATES**  
SALES & LETTINGS