



Flat (EPC Rating: )

**KEMBLE DRIVE, CIRENCESTER, GL7 1WZ**

**Guide Price**

**£175,000**

**CANNON ESTATES**  
SALES & LETTINGS



# 2 Bedroom Flat located in Cirencester

Ideal for First-Time Buyers or Investors – Two-Bedroom Top Floor Apartment in Cirencester.

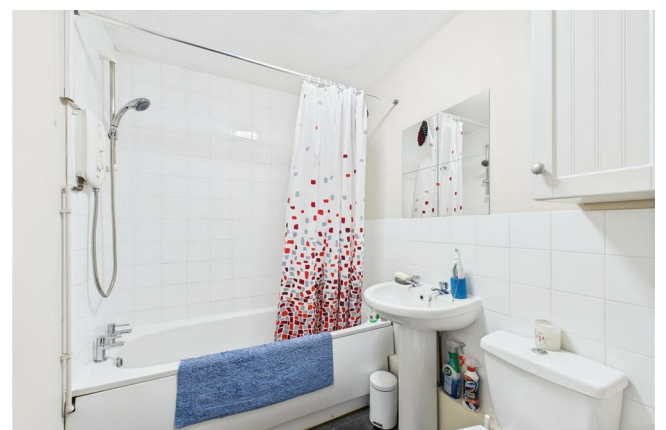
Situated on the outskirts of the charming market town of Cirencester, this well-presented top floor apartment offers an excellent opportunity for first-time buyers or investors alike, with potential to achieve over a 7% gross yield.

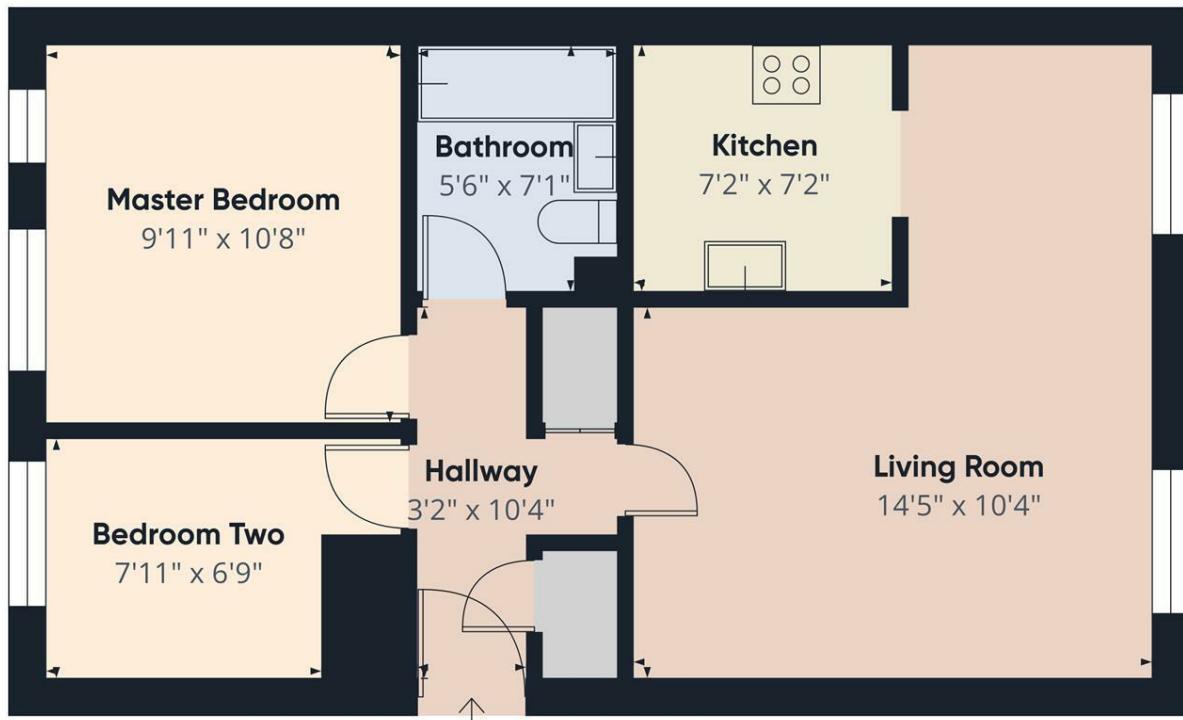
The property features two generously sized bedrooms, a spacious and bright living room, and a separate fitted kitchen, providing a practical and comfortable layout ideal for modern living. The top floor position offers added privacy and pleasant views over the surrounding area.

Additional benefits include allocated parking and well-maintained communal areas. The apartment is located in a popular residential development, within easy reach of Cirencester's shops, cafes, and local amenities, as well as convenient access to the A419 for links to Swindon, Cheltenham, and beyond.

Whether you're looking to step onto the property ladder or add a strong asset to your rental portfolio, this home ticks all the boxes.







Approximate total area<sup>m</sup>  
516 ft<sup>2</sup>

(1) Excluding balconies and terraces

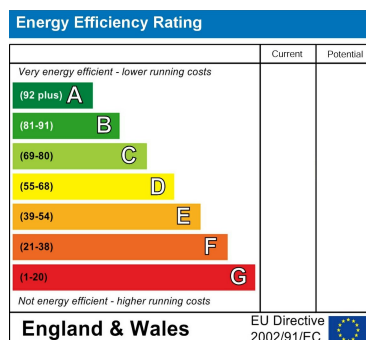
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax Band

**B**

Energy Performance Graph



Call us on

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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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