



Apartment (EPC Rating: B)

# RIVER COURT, BEECHES ROAD, CIRENCESTER, GLOUCESTERSHIRE, GL7

Price

# £180,000

**CANNON ESTATES**  
SALES & LETTINGS



# 2 Bedroom Apartment located in Cirencester

Ideal investment opportunity: This Modern apartment in the close to town. Currently let on a fixed term tenancy, A first floor two bedroom apartment briefly comprises of Hall, lounge/diner, fitted kitchen, two bedrooms, bathroom with shower, communal gardens and allocated parking for 2 cars. E.P.C. Rating B.

## COMMUNAL HALL

Communal Hall with stairs to the first floor and access to the apartment.

## HALLWAY

Entry phone system, electric heater door to Lounge.

## LOUNGE/DINER

Windows to the Front, Electric heaters, T.V. Point, Telephone points, arch to Kitchen.

## KITCHEN

Well fitted with sink, matching wall and floor units with work surfaces above, electric cooker, part tiled walls, washing machine and fridge freezer.

## BEDROOM 1

Double room with window to the front, electric heater, wood flooring

## BEDROOM 2

Windows to the front, electric heater.

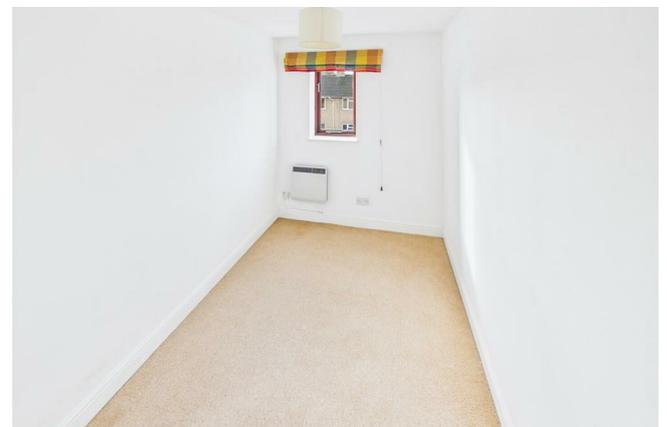
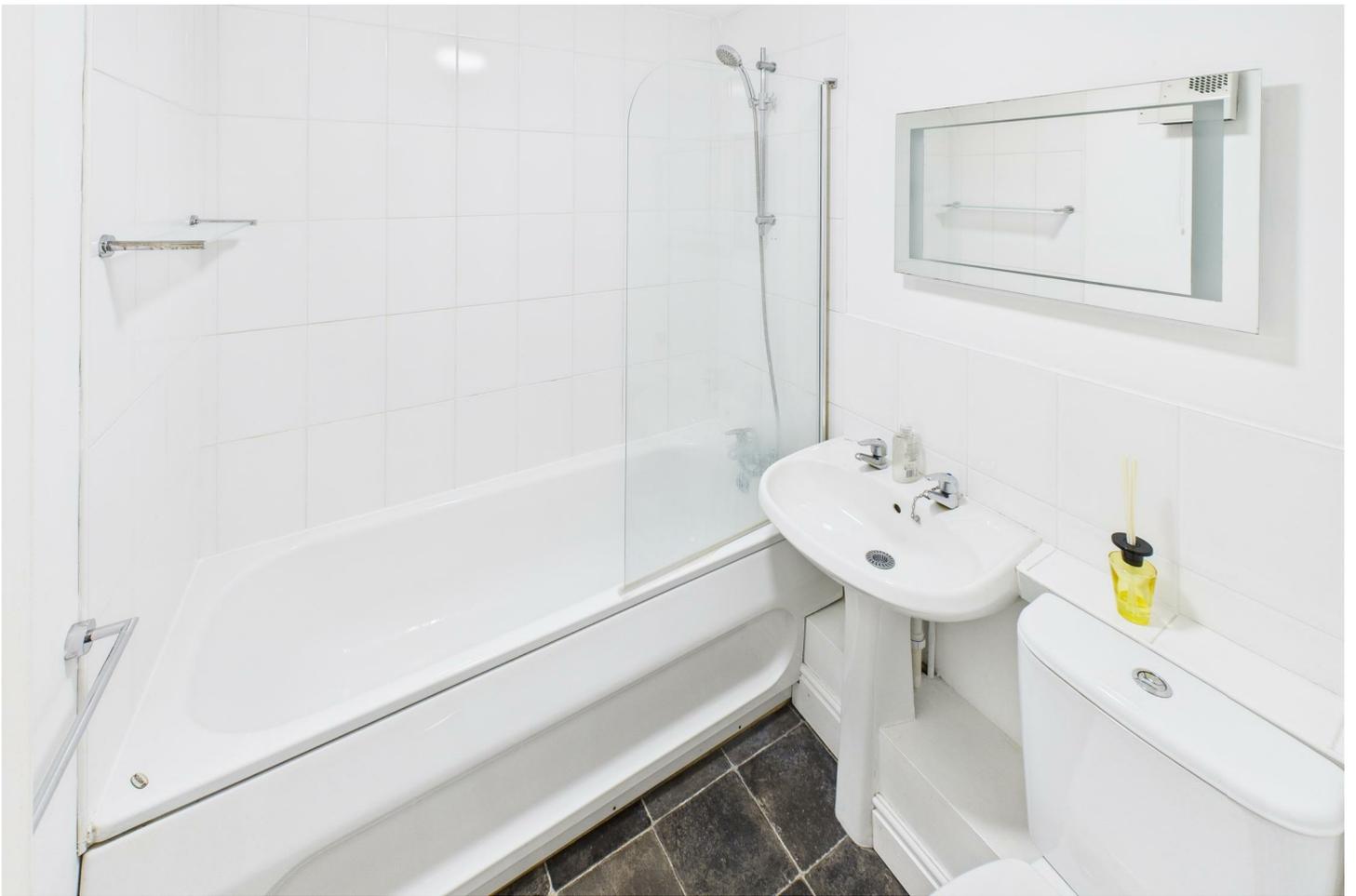
## BATHROOM

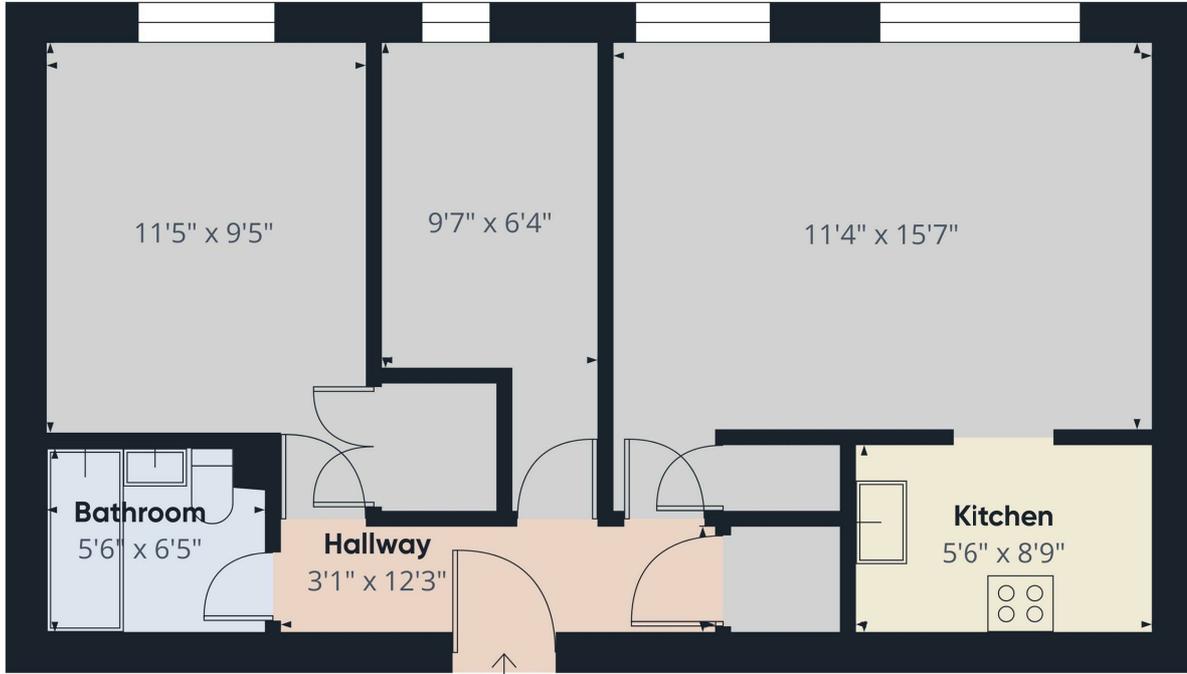
Modern white suite of bath with shower over, wash hand basin, low level W.C. part tiled walls, electric heater.

## OUTSIDE

Communal gardens and allocated parking for 2 vehicles.

.





Approximate total area<sup>m</sup>  
531 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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