

Mullings Court, Cirencester, GL7 2AW



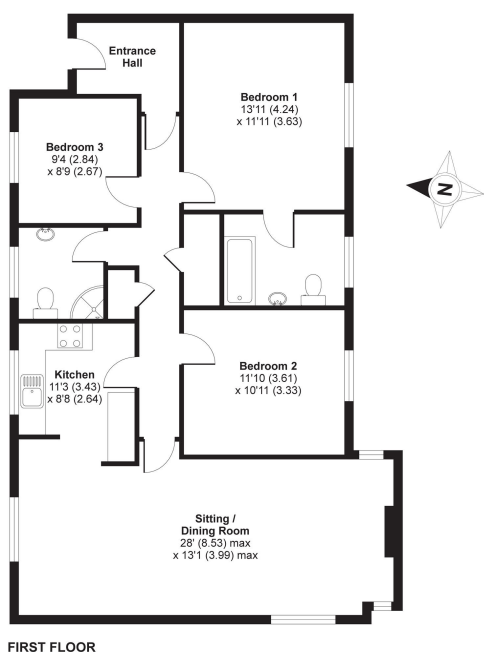
First floor apartment with lift access | Three bedrooms & sitting room with dining area
Needs modernizing | Single garage and storeroom
No onward chain | EPC C

£270,000



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APPROX. GROSS INTERNAL FLOOR AREA 1094 SQ FT 101.6 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Enjoying a lovely outlook this is a well-placed apartment, close to the town centre of Cirencester and all its amenities and facilities. It is conveniently located, close to Abbey Grounds and Cirencester Park.

The light and airy accommodation is approached via an entrance hall, which leads to a sitting room that enjoys triple aspect. It opens into a dining area where there is an additional window. The kitchen has a range of wall and base units, with integral appliances and has a lovely view from the window.

There are three well-proportioned bedrooms, with the master having the advantage of an en-suite bathroom. There is a separate shower room and utility cupboard.

The property has the benefit of a laundry room, single garage, storage room and well-tended communal gardens.

Amenities

The market town of Cirencester is often referred to as the 'Capital of the Cotswolds'. It is ideally located with the M4, M5 and M40/A40, the mainline train station at Kemble and excellent bus and coach links all within easy reach.

Cirencester benefits from high street stores, independent specialist retailers, and a weekly market. There are also several delightful bistros, cafes, wine bars and public houses to suit all tastes. Cirencester boasts a community hospital, leisure centre and a lovely outdoor swimming pool. Nearby there is golf, tennis, riding, football, rugby and cricket.

There are excellent primary and secondary state schools and a sixth form college campus. There are also good independent schools in the surrounding areas.

Directions

From our office in Silver Street, Cirencester turn left towards the Market Place, at the traffic lights turn left, follow this road into Dollar Street with Mullings Court being found on the right hand side. To access the rear turn right at Spitalgate Lane, take the first turning right to Dugdale Road with Mullings Court being found on the right hand side.

Services & Tenure

We believe the property is served by mains electricity, water and drainage. The vendor informs us that the Tenure is Leasehold for 999 years from 1980. Maintenance charges is £1,600 per annum. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

Cotswold District Council

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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.

We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.