



ABBAY HOUSE, CIRENCESTER
£270,000

MOORE ALLEN
& INNOCENT

8 ABBEY HOUSE GL7 2QU

A favoured first floor two-bedroom apartment enjoying wonderful open views across the beautiful Abbey Grounds. The central location, garage and communal gardens further enhance this desirable home.

This well-proportioned apartment has a light spacious feel throughout with full height windows to the living room and principal bedroom framing these impressive views.

A secure entry system provides access to the communal stairwell, where a landing serves just two apartments. There is a shared store cupboard and a further external store. A communal laundry facility is available and well-tended gardens that the residents can enjoy and experience the great sense of community here.

The open plan kitchen/diner has a bespoke fitted kitchen of solid wood fronted units and composite worktops with integrated washing machine, electric oven, hob, dishwasher and under surface space for a fridge. Tiled flooring flows through into the dining area and two windows look across the attractive communal courtyard garden.

The hallway has ample built-in storage. There is a modern shower room and a separate w/c with basin. A large principal bedroom and a smaller double bedroom.

Benefitting from no onward chain.

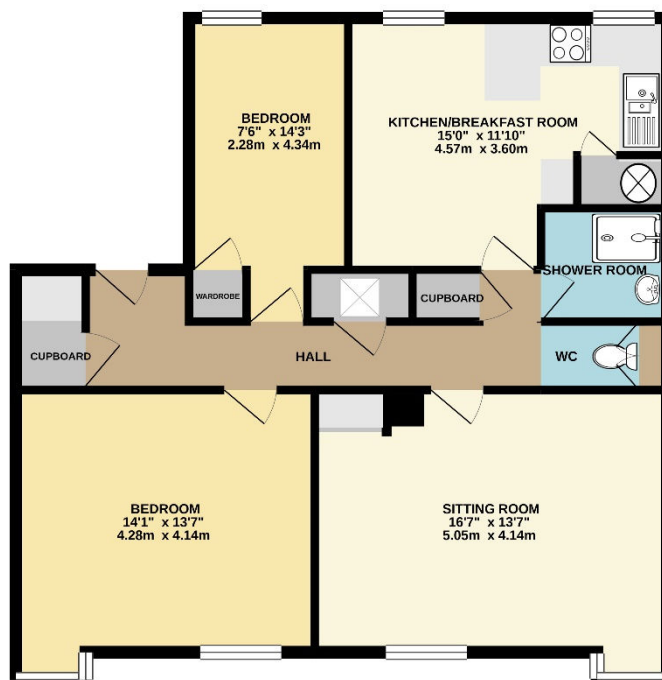
SERVICES: Connected to mains electricity, water and drainage. Telephone subject to BT transfer regulations. Electric warm air heating system. EPC C (75)

OUTGOINGS: The property has been placed in Band 'C' for Council Tax purposes; charges 2020/21 £1,744.10 Annual management charge of circa £1600 (inc. ground rent)

LOCAL AUTHORITY: Cotswold District Council, 01285 623000

TENURE: Leasehold 999 years August 1991 with share of freehold, offering vacant possession upon completion.

1ST FLOOR
821 sq.ft. (76.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative

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