



SOMERFORD ROAD, CIRENCESTER
GUIDE PRICE £235,000

MOORE ALLEN
& INNOCENT

APARTMENT 36, BEECHAM LODGE, SOMERFORD ROAD, CIRENCESTER, GL7 1WR

PROPERTY

Welcome to Beecham Lodge, a retirement community designed exclusively for those aged 60 and over. Built in 2018, this modern complex combines stylish design with practical, low-maintenance features, offering a secure and comfortable living environment. This complex offers a quiet but lively setting, mixing modern living with comfort and convenience.

This beautifully maintained one-bedroom apartment boasts a spacious layout that combines comfort with practicality, offering a generously sized bedroom with ample storage and a modern kitchen perfect for preparing meals, while the cosy living area creates an inviting space for both relaxation and entertaining your friends and family.

Residents of Beecham Lodge can also enjoy access to a beautifully landscaped shared garden, offering a peaceful outdoor space to unwind. In addition, the shared lounge provides a warm and welcoming environment for socialising with neighbors, hosting events, or simply enjoying some quiet time. With its combination of private and communal spaces, this apartment offers a well-rounded and comfortable lifestyle tailored to your needs.

LOCATION

Cirencester, known as the 'Capital of the Cotswolds' is a bustling market town offering an excellent range of amenities and a popular location for visitors who seek to explore the Cotswolds. The town provides a good selection of education at all levels, modern medical practices, sporting facilities and extensive range of clubs, associations. From Cirencester, Swindon c.17 miles and Cheltenham c.18 miles

SERVICES: We understand that mains water, electricity and drainage are connected to the property. Gas fired central heating feeding radiators. Broadband & Mobile signal checker via www.ofcom.org.uk

OUTGOINGS: The property has been placed in Band 'C' for Council Tax purposes; charges 2023/24 £2,033.00. Annual management charge of £4310.34 to May 2025. Ground rent of £760.94 per year. Upon sale, the vendor is required to contribute 1% of the selling price to the contingency fund.

LOCAL AUTHORITY: Cotswold District Council, 01285 623000

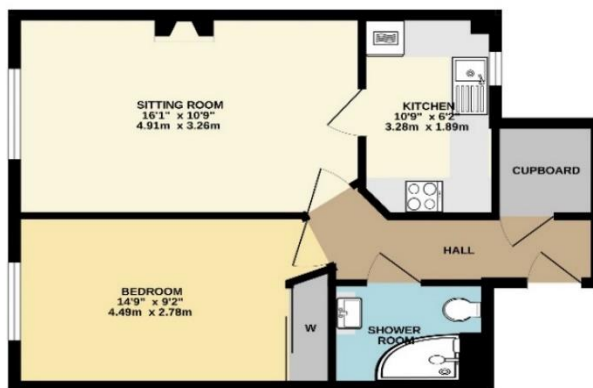
TENURE: The property is offered leasehold (125 years from November 2018) with vacant possession upon completion.

EPC: B (81)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained on this document, 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 purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

MAIN FLOOR
474 sq.ft. (44.0 sq.m.) approx.



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