

# 4 BATH GATE PLACE

Hammond Way • Cirencester



savills

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A well presented ground floor flat at the rear of this prestigious development.

**1 Bedroom • 1 Reception Room • 1 Bathroom  
Terrace • Communal Gardens  
Residents Parking  
Close to Cirencester town centre**

### DESCRIPTION

A deceptively spacious one bedroom apartment with parking, in this prestigious McCarthy and Stone Retirement development, close to Cirencester town centre, and finished to a high specification. Bath Gate Place offers independent retirement living in a select development of 34 apartments. Benefiting from the morning sun, the internal accommodation comprises, entrance hall, spacious sitting room which benefits from direct access onto a terrace and communal gardens, well fitted and high specification kitchen, bathroom and a light and airy bedroom. At the rear of the property there is allocated parking and attractive communal gardens. The property further benefits from a communal sitting area, on site house manager, 24 hour emergency call link and a guest accommodation suite. The apartment is also available fully furnished if desired.







## SITUATION

The Roman town of Cirencester is often referred to as the Capital of the Cotswolds and is extremely accessible being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriageway access to both the M4 at Swindon and the M5 at Gloucester. There is a fast and regular Great Western train service from Kemble (about 6 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.

Shopping in Cirencester is highly regarded, and off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street which is around the corner from Swan Yard and has a life of its own. The diverse range of amenities all within a short walk of Bath Gate Place include Cirencester Park, Waitrose, Cirencester Hospital, Tesco Metro, the Church and Abbey Grounds. Cirencester Tennis

Club is based in the Park whilst other nearby recreational facilities include an open air swimming pool, the newly built Cotswold Leisure Centre, Bowling Club and a theatre at Bingham Hall. The Cotswold Show is held annually in Cirencester Park whilst the Market Place hosts many activities throughout the year as well as two market days and a Farmer's Market every other Saturday. The Corn Hall is also a much used facility. The Church, with its 162 foot high tower, is the largest parish church in Gloucestershire and dates from the Norman period.

## TENURE

Leasehold. The lease is 999 years from new.

## SERVICES

Mains electricity, water and drainage.

## SERVICE CHARGE

Service charge is £2208.50 pa

Ground rent is £425 pa

## AGE RESTRICTION

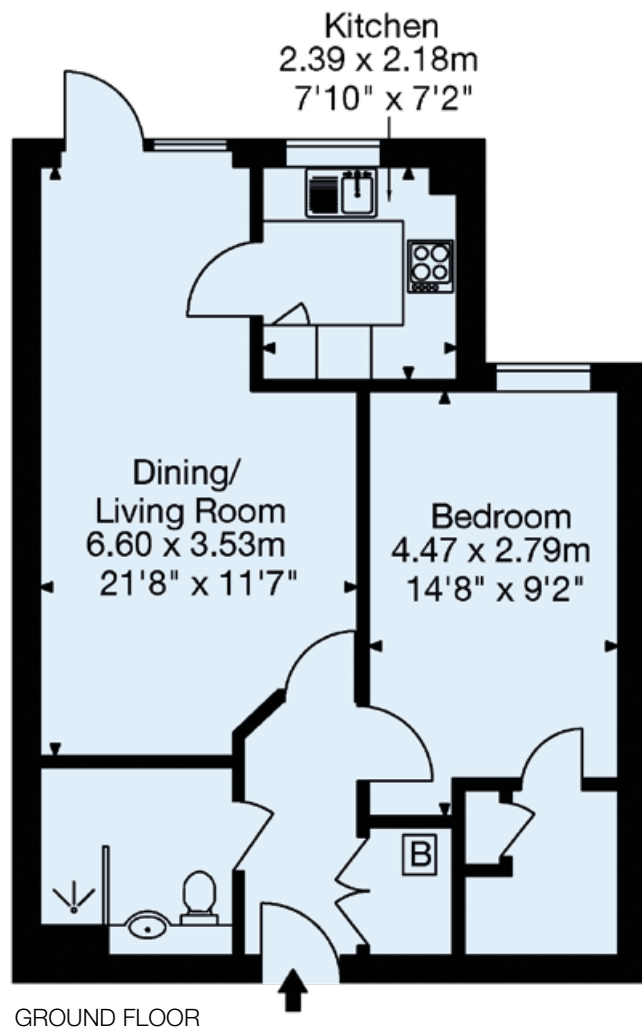
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

## LOCAL AUTHORITY

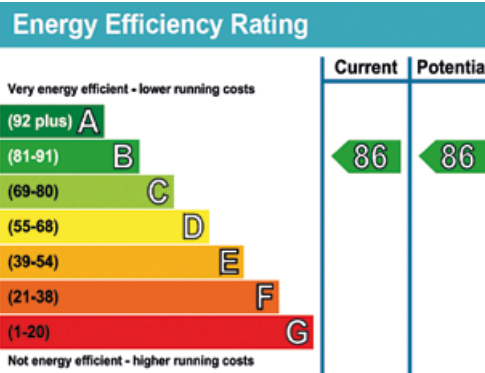
Cotswold District Council

## VIEWINGS

Strictly by appointment with Savills.



**4 BATH GATE PLACE**  
Approximate Gross Internal Area:  
52 sq.m. / 567 sq.ft.



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