



A luxury top floor studio apartment which has recently been completed paying particular attention to detail throughout.

**Queen Street, Cirencester, Gloucestershire, GL7**

£825 pcm plus fees apply, Unfurnished  
Available now



Top floor studio • Recently completed to a high standard •  
 Open plan kitchen / sitting room • Kitchen with built in  
 appliances • Luxury bathroom with shower over bath • Two flat  
 screen TVs • Farrow and Ball colour scheme with tasteful  
 splashes of colour • Arched sash windows with curtains and  
 roman blinds • Communal garden • Allocated secure storage  
 area • Town centre location

### Local Information

The property is situated on Queens Street, approximately 0.5 miles from Cirencester town centre. 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 carriage 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 4.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.

Shopping in Cirencester is highly regarded with high street shops as well as interesting back lanes with specialist shops, particularly in Black Jack Street. On the outskirts of the town are supermarkets (including Waitrose, Aldi and Tesco) as well as a cottage hospital. Cirencester Tennis Club is based in Cirencester Park whilst other nearby recreational facilities include an open air swimming pool, the Cotswold Leisure Centre, a bowling club and a Cirencester Barn Theatre. The Cotswold Show is held annually in Cirencester Park whilst the Market Place hosts many activities throughout the year in addition to the twice weekly market and a Farmers Market every other Saturday.

### About this property

A recently completed, top floor, studio apartment. The apartment is one of seven in a newly converted Cotswold stone Georgian property

which has been finished to a high standard with great taste and style and exemplar attention to detail throughout making each apartment a comfortable, modern and luxury living space.

Upon entering Apartment 7 you enter straight into the open plan living space. As the apartment is on the top floor it is one of only two apartments in the property that benefits from a high vaulted ceiling. The open plan kitchen is of high quality with white marble worktop and a feature mustard splash back. The kitchen has all necessary built in appliances including a fridge freezer, washing machine, dishwasher, oven, electric hob and built in microwave. A floor to ceiling mirrored wall divides the room to create space for the bedroom area and a flat screen TV is mounted on either side. The windows are positioned along one side of the room allowing natural light into the apartment and providing views out over the communal garden. The feature arched sash windows are both fitted with curtains and roman blinds.

The luxury bathroom has a bath with shower over and a beautiful damask print feature tiled wall. There is a heated towel rail and a large basin with mirror over and storage under. The bedroom includes a flat screen TV which is positioned on the back of the dividing wall at the end of the bed and there are reading lights on either side of the headboard. The studio is decorated in neutral tones using Farrow and Ball shades with tasteful splashes of colour throughout.







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Gross Internal Area 300 sq ft, 27.9 m<sup>2</sup>

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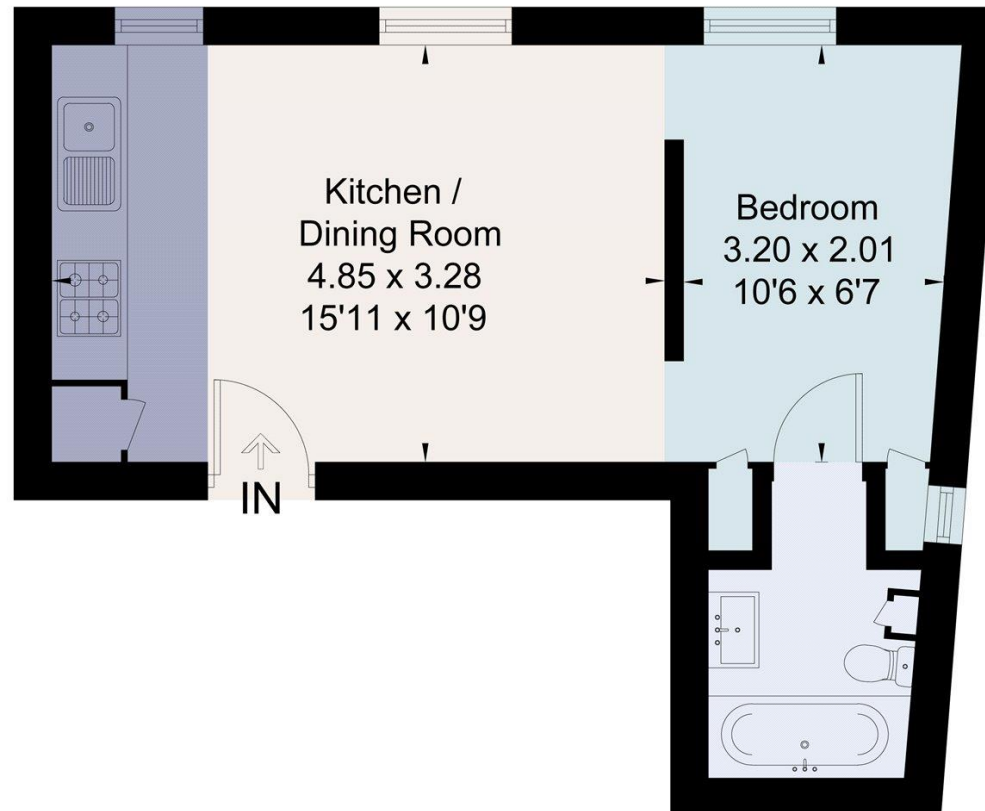
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Approximate Area = 27.9 sq m / 300 sq ft  
Including Limited Use Area (0.3 sq m / 3 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Outside there is a communal garden and a new outbuilding which provides space to sit and relax on a cushioned bench. The outbuilding also provides an allocated lockable storage area.

There is a Cotswold District Council free car park on Queen Street which has 15 parking spaces available on a first come first served basis.

Services: Mains gas, water and drainage. Gas fired central heating. Fibre optic broadband.

#### Furnishing

Part-furnished

#### Local Authority

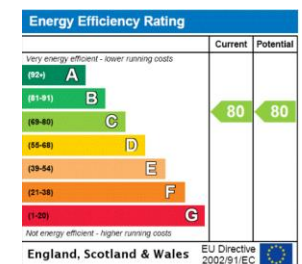
Cotswold District Council

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cotswold Lettings Office. Telephone: +44 (0) 1285 627 552.



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