ADKINS

Flat 25, 13, Homeberry House Ashcroft Gardens, Cirencester, GL7 1RU

** REDUCED ** Welcome to Homeberry House - First-floor retirement apartment (for over 60s) enjoys lift access and a charming communal garden. Ideally located in the heart of Cirencester, it's just moments from local amenities, including a pharmacy directly opposite. ** NO ONWARD CHAIN **

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Key Features

1	1	1
Bedrooms	Bathrooms	Receptions

Description
Homeberry House is a well-regarded retirement development, ideally situated just moments from Cirencester town centre, next to Lloyds Pharmacy on Ashcroft Gardens.

This particular apartment has been recently redecorated and benefits from new carpets throughout. Residents enjoy a range of on-site amenities, including a beautifully maintained communal garden with gated access to Cricklade Street—ideal for shopping and local cafés. The development also offers a communal lounge, laundry room, guest suite for overnight visitors, a resident site warden, and a 24-hour careline service, creating a safe and welcoming environment.

Council Tax
Cotswold District Council - Trinity Road - Cirencester 01285 623 000 : Tax Band: A Amount payable 2025/26 £1,608.87

Homeberry House
Homeberry House offers the convenience of a 24-hour emergency care line system and lift access to all floors. Residents can enjoy a comfortable lounge with a kitchenette, overlooking the well-maintained communal grounds. Additional amenities include a bookable guest suite for visitors and shared toilet facilities on the ground floor.

Location
Ideally located in the heart of Cirencester, with direct pedestrian access onto Cricklade Street. Cirencester itself offers a vibrant mix of high street shops, independent boutiques, and a popular weekly market. The town is well known for its charming selection of bistros, cafés, wine bars, and traditional pubs, catering to a variety of tastes.

Residents also benefit from access to a local cottage hospital, a modern leisure centre, and a beautiful outdoor swimming pool open from May to September. A wide range of sports is available in the area, including golf, tennis, horse riding, football, rugby, and cricket.

Key Points
Leasehold (59 Years Remaining)
Service Charge - £2096.94p/a 2024 tbc
Ground Rent - £427.06p/a 2024
EPC Rating: B

Tenure and Essentials
Leasehold - Electric hot water and storage radiators

Notice to Potential Buyers
These sales details are provided as a general guide. We have not conducted surveys or tested any services, appliances, or fittings. Room sizes are approximate and should not be used for precise measurements (e.g., carpets, curtains).

The floor plan is for layout guidance only and is not to scale. All dimensions, shapes, and compass bearings are approximate and should be verified independently.

Please discuss any important aspects with our team before arranging a viewing.

Viewings
Please contact Paul or the Adkins team to arrange your viewing - Residential Sales | Lettings | Management | Holiday Homes | Commercial

Buyer Verification / AML Compliance
In line with current Anti-Money Laundering (AML) regulations, prospective buyers are required to provide photographic identification, proof of address, and evidence of funding or financial arrangements before an offer can be accepted.

Where possible, original documents can be provided at our office. If this is not feasible, we can complete the verification securely remotely via Thirdfort, an independent supplier, ensuring a fast, safe, and compliant process. A fee of £25 (inclusive of VAT) per person applies for this service.

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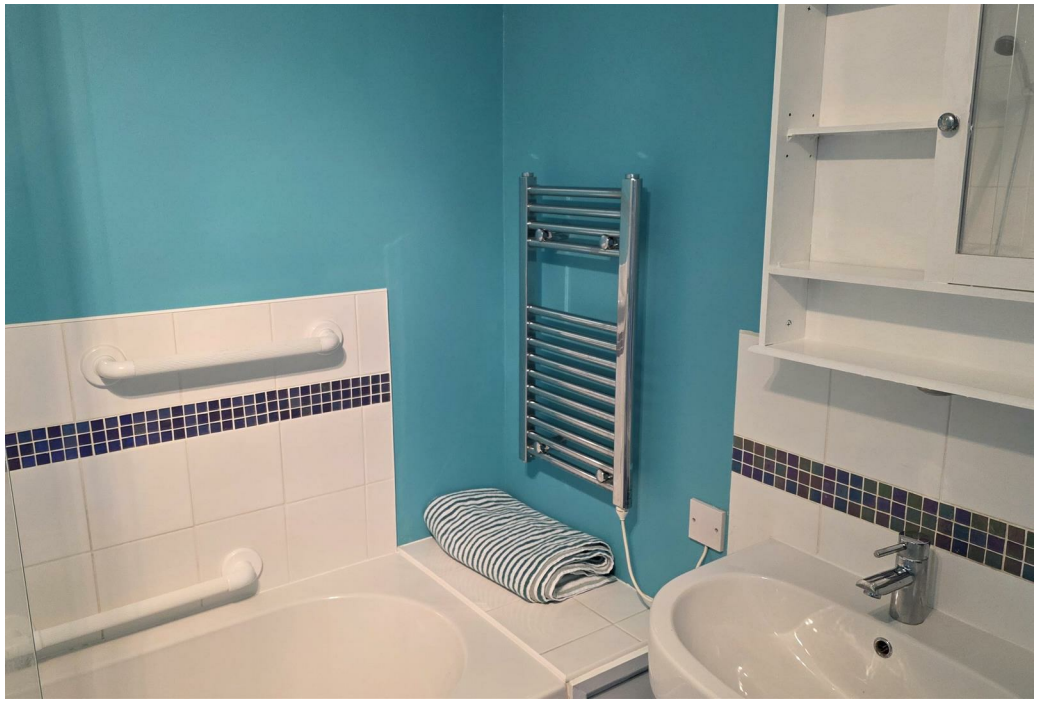
Thinking of Selling or Letting your Property
At Adkins Property, we offer expert market appraisals to help you understand the true value of your home in today's market. Whether you're looking to sell or let, our award-winning team provides honest, professional advice tailored to your needs.

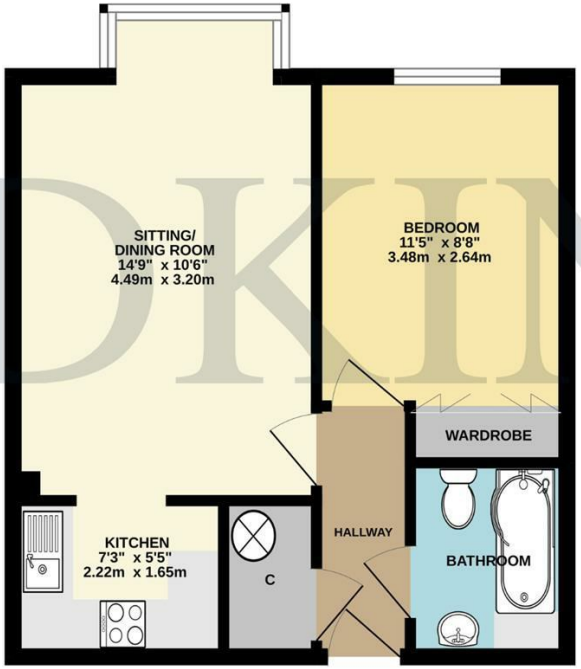
With our extensive local knowledge, dynamic marketing strategies, and personalised approach, we ensure your property stands out.

TO CALL THE WARDEN



Flat 25, 13, Homeberry House Ashcroft Gardens, Cirencester, GL7 1RU
Floor Area: 452.09 sq ft

MAIN FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 398 sq.ft. (37.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 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.
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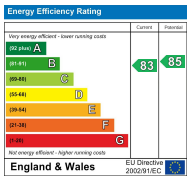
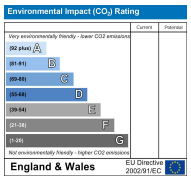
Disclaimer: These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

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