



£1,050 Per Month

4 Alexander House Spitalgate Lane, Cirencester, Gloucestershire, GL7 2DE

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**** UNDER OFFER stc **** Welcome to Alexander House, this high specification and exclusive TWO DOUBLE BEDROOM apartment is located in the heart of Cirencester just a short walk from the Abbey grounds and the towns marketplace. Offering modern living on the first floor, this apartment is in lovely condition and includes an allocated off-road parking space.

Description

The apartment is situated on the first floor at Alexander House and one of only four. Accessed via a light and airy communal lobby with stairs providing access to the apartment. On entering, you are greeted with an open-plan kitchen/diner and sitting room. The kitchen provides extensive worktop space with ample units and storage. It is fully fitted with many integral appliances such as; oven, hob, extractor, fridge/freezer, washing machine and dishwasher. There is a handy Velux window which creates a fresh and light atmosphere.

Towards the far end of the kitchen is a small hallway which leads to two double bedrooms and the bathroom. Both bedrooms are a good size and have windows looking towards the front of the building. The bathroom is finished to a high standard and provides a bath with shower over, vanity unit with hand basin, w/c and heated towel rail.

Essentials

Heating and Hot Water: Electric mains
The windows are double glazed.
Council Tax: Valuation Band: B - 2025/26 - £1,877.02

Tenancy security deposit

A deposit of 5 weeks rent is required and Secured in the DPS (Deposit Protection Scheme).

Available

The apartment is currently occupied with the existing tenants leaving late November.

Viewings

Strictly by appointment only through Adkins Property. Please contact Paul or the Adkins team on 01285 239486 or 07851 111800 to arrange your private viewing.

Agents notes

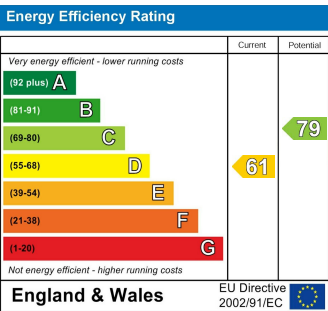
These particulars, including floorplans and measurements, are provided as a general guide only. They are not intended to form part of any contract or warranty. Tenants should satisfy themselves with regard to the accuracy of the information, the layout, and the dimensions before making any decisions. If you have any questions, or are in any doubt about the property or its location, please contact our office prior to travelling to arrange your viewing.

Client money protection

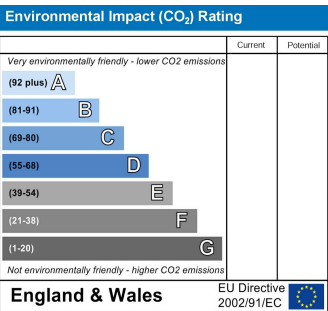
Adkins Property is compliant with the mandatory regulation 'Client Money Protection Scheme' CMP, this protection is in place for the benefit of both tenants and landlords.

Redress scheme

We are members of The Property Ombudsman



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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