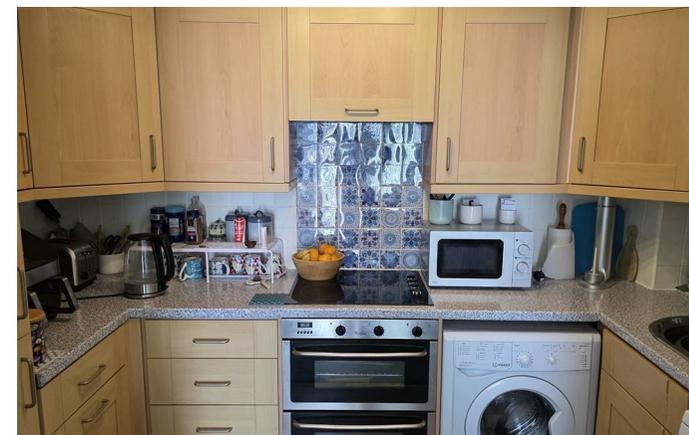


80 Barclay Court Trafalgar Road, Cirencester, GL7 2EN



Welcome to Barclay Court - A well-presented two-bedroom ground floor apartment situated within the popular Barclay Court complex for over 55's, just a short walk from Cirencester's town centre.

# 80 Barclay Court Trafalgar Road, Cirencester, GL7 2EN

## Key Features



2  
Bedrooms



1  
Bathrooms



1  
Receptions

## Description

Adkins Property are delighted to offer this ground floor two-bedroom apartment, located in the desirable Barclay Court development on Trafalgar Road, Cirencester. Set within a purpose-built building for over 55s, the apartment benefits from its own private entrance hallway, a spacious living room with a pleasant front-facing outlook, a modern fitted kitchen, and bathroom suite.

Both bedrooms are well-proportioned, with the principal bedroom comfortably accommodating a double bed and additional furnishings. The property enjoys plenty of natural light and offers recently installed modern electric radiators in each room, enhancing warmth and efficiency. Its ground floor position and layout make it an ideal choice for those looking to downsize or enjoy the ease of single-level living.

Externally, the apartment boasts its own front garden and patio area, providing a rare private outdoor space perfect for relaxing. Residents of Barclay Court benefit from well-maintained communal areas, on-site parking, and the convenience of being within walking distance of local shops, supermarkets, medical services, and Cirencester town centre.

A low-maintenance home with excellent amenities and supportive surroundings, this is a wonderful opportunity for those seeking comfort, community, and convenience in the heart of the Cotswolds.

## Additional Information

\* Council Tax Band: B – £1,877.02 per annum

\* Service Charge: £2,427 per annum (includes building insurance & water rates)

\* Tenure: Leasehold – (89 years remaining)

\* Age Restriction: Over 55s only

Careline: 24-hour emergency system with pull cords in each room (included in service charge)

## Tenure

Leasehold

## Location

Barclay Court is ideally situated on Trafalgar Road, a sought-after residential area just a short walk from Cirencester town centre. Known as the Capital of the Cotswolds, Cirencester offers a vibrant mix of independent shops, cafés, pubs, and restaurants, along with excellent local amenities including supermarkets, healthcare services, and a popular weekly market.

For those who enjoy the outdoors, the Abbey Grounds, Cirencester Park, and Cotswold Water Park are all close by, offering walking trails, nature, and recreational activities.

The area is well connected by road, with easy access to the A417/A419 for Cheltenham, Swindon, and the M4/M5 motorways. Kemble Station is just a short drive away, providing direct rail services to London Paddington in approximately 75 minutes.

Trafalgar Road itself is a well-established and quiet residential road, popular with both retirees and professionals, offering a sense of community and convenience in equal measure.

## 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 travelling or 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

Anti-Money Laundering (AML) Compliance

In accordance with current Anti-Money Laundering (AML) regulations, all prospective buyers are required to complete full identity and financial verification before any offer can be formally accepted.

This process includes:

Photographic identification

Proof of address

Evidence of funding and/or financial arrangements

Verification is completed securely via Thirdfort, our approved independent compliance provider. This ensures a fast, fully auditable, and legally compliant process, carried out remotely using encrypted technology.

A fee of £18 (inclusive of VAT) per buyer applies for this verification.

We take our regulatory obligations extremely seriously and cannot proceed with negotiations or offer acceptance until all AML requirements have been satisfied in full.

## Social Media

Like and Share our posts and receive notification when new listings become available @adkinsproperty

## 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.





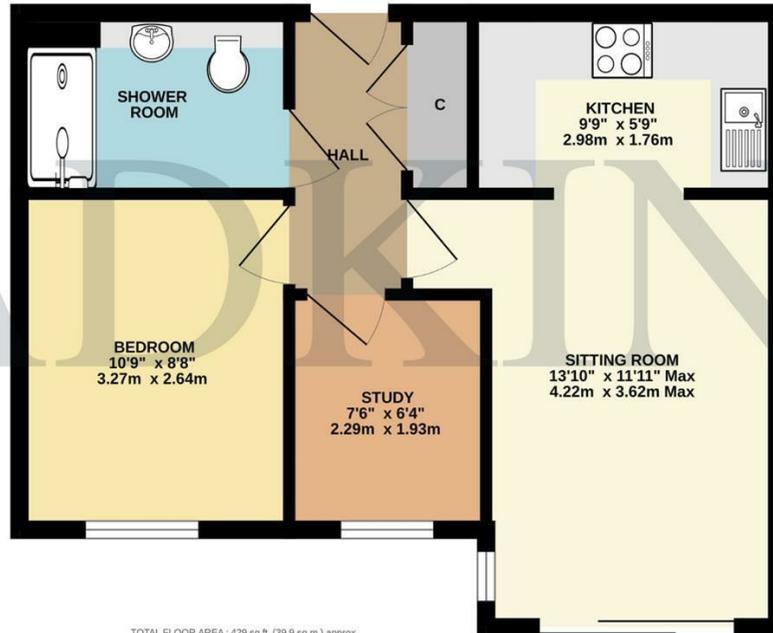


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## Floor Area: 527.44 sq ft



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.9 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.

## Adkins Property Group

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