

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  
Bedrooms



1  
Bathrooms



1  
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

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 Network

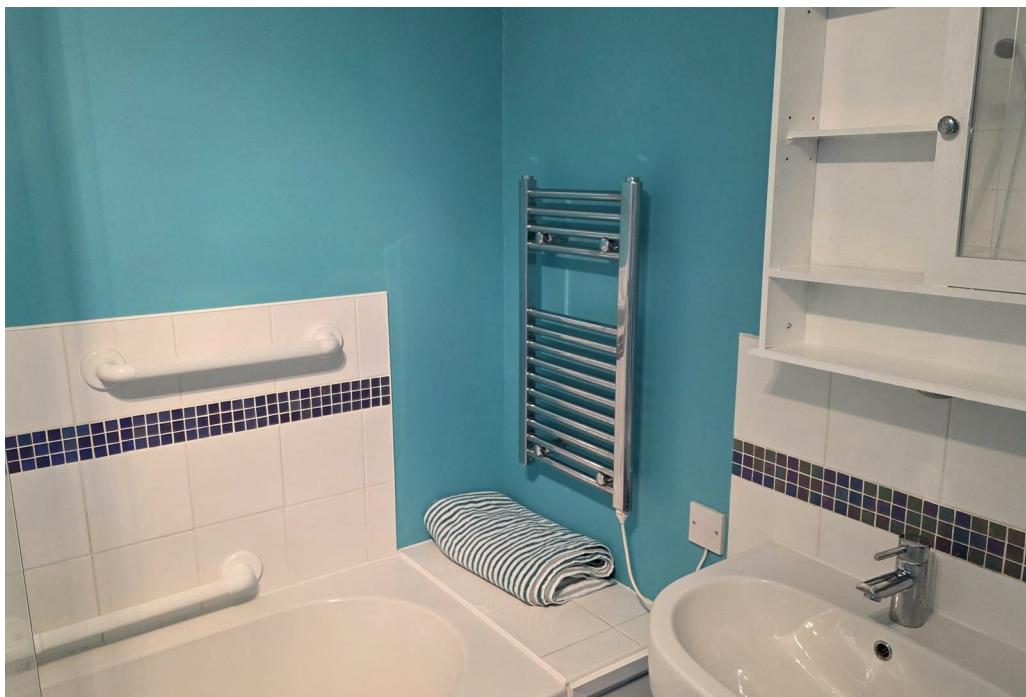
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## Thinking of Selling or Letting your Property

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.



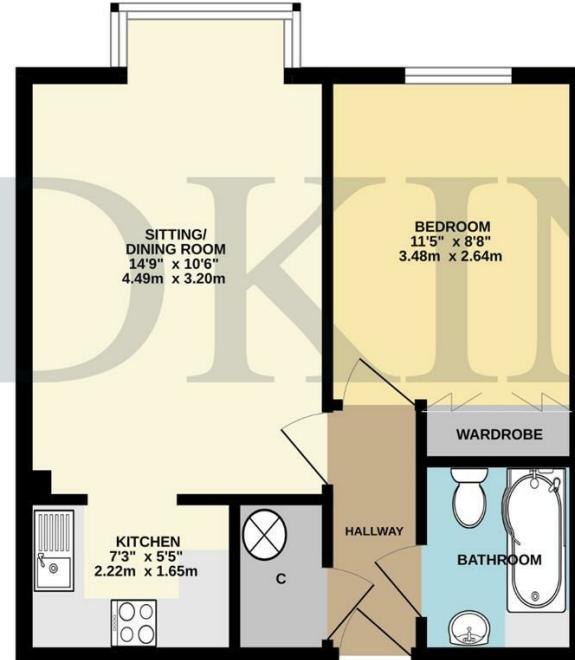




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Floor Area: 452.09 sq ft

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 misdescription. Prospective buyers should satisfy themselves as to the suitability of the property for their own purposes. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homevox 2022



**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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