



Flat 25, 13, Homeberry House Ashcroft Gardens

Cirencester, GL7 1RU

Asking Price £96,000



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 **



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 O1285 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

AML Compliance

By law, we must carry out anti-money laundering checks on all buyers and sellers. A trusted partner manages this process securely on our behalf. Once an offer is accepted (subject to contract), you'll receive a secure link to complete electronic biometric checks. A nominal, non-refundable fee per buyer applies. These checks must be completed before we can issue the memorandum of sale. Please contact us if you have any questions.

Social Network

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.

Area Map



Floor Plans



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 83 | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

01285 239 486

adkinspropertygroup.co.uk

Adkins Property Group:
Cirencester Office Park

Tetbury Rd - Cirencester - GL7 6JJ

hello@adkinspropertygroup.co.uk

