



Forstall Way, Cirencester, Gloucestershire.

£200,000 Leasehold



# 1 Charlotte House, 10 Forstall Way, Cirencester, Gloucestershire.

## Directions

Please use the postcode GL7 1LH or call the office at any time for detailed directions from your location.

## Summary

Beautifully presented and thoughtfully styled throughout, this two bedroom, ground floor apartment offers bright, well balanced accommodation within a smart and well maintained block.

Positioned on the edge of open green space yet within easy walking distance of the town centre, it combines everyday convenience with a surprisingly peaceful setting.

With allocated parking, a recently extended 990 year lease and low annual service charges of approximately £800, it represents an excellent opportunity for first time buyers, downsizers or investors alike.

## Step inside

The apartment is accessed via a well kept communal entrance, reflecting the care and management of the building as a whole.

Inside, the accommodation feels light and welcoming, starting with the large entrance hall with generous storage cupboard. The sitting room is a particularly attractive space, beautifully presented and generously proportioned, with large windows drawing in natural light and offering a pleasant outlook.

The kitchen is modern and well arranged, with ample storage and worktop space, creating a functional yet sociable environment.

Both bedrooms are tastefully decorated and comfortable, with the principal bedroom offering excellent proportions. The bathroom is smartly fitted and finished in neutral tones.

Throughout, the property has a calm, cohesive aesthetic that makes it immediately move in ready.

The ground floor position provides ease of access and practical day to day living, making it especially appealing for those looking for single level, step free accommodation, while still enjoying the benefit of communal gardens just moments away.

## Step outside

The development itself is attractive and well maintained, with neatly kept communal gardens providing a lovely shared outdoor space for residents.

Allocated parking is provided, along with additional visitor spaces.

To the side of the building, open land creates a more expansive outlook than many comparable town centre apartments. There is even a fenced informal dog walking area nearby, a popular feature for local residents.

The overall setting strikes a rare balance between convenience and green space.

## Area insights

Ideally positioned within easy walking distance of the town centre, the apartment offers quick access to shops, cafes, restaurants and everyday amenities.

At the same time, it enjoys immediate proximity to open green space, footpaths and countryside walks, making it perfect for those who value outdoor lifestyle alongside urban convenience.

The combination of central accessibility, allocated parking and open surroundings makes this a particularly appealing and versatile home.

## Viewing

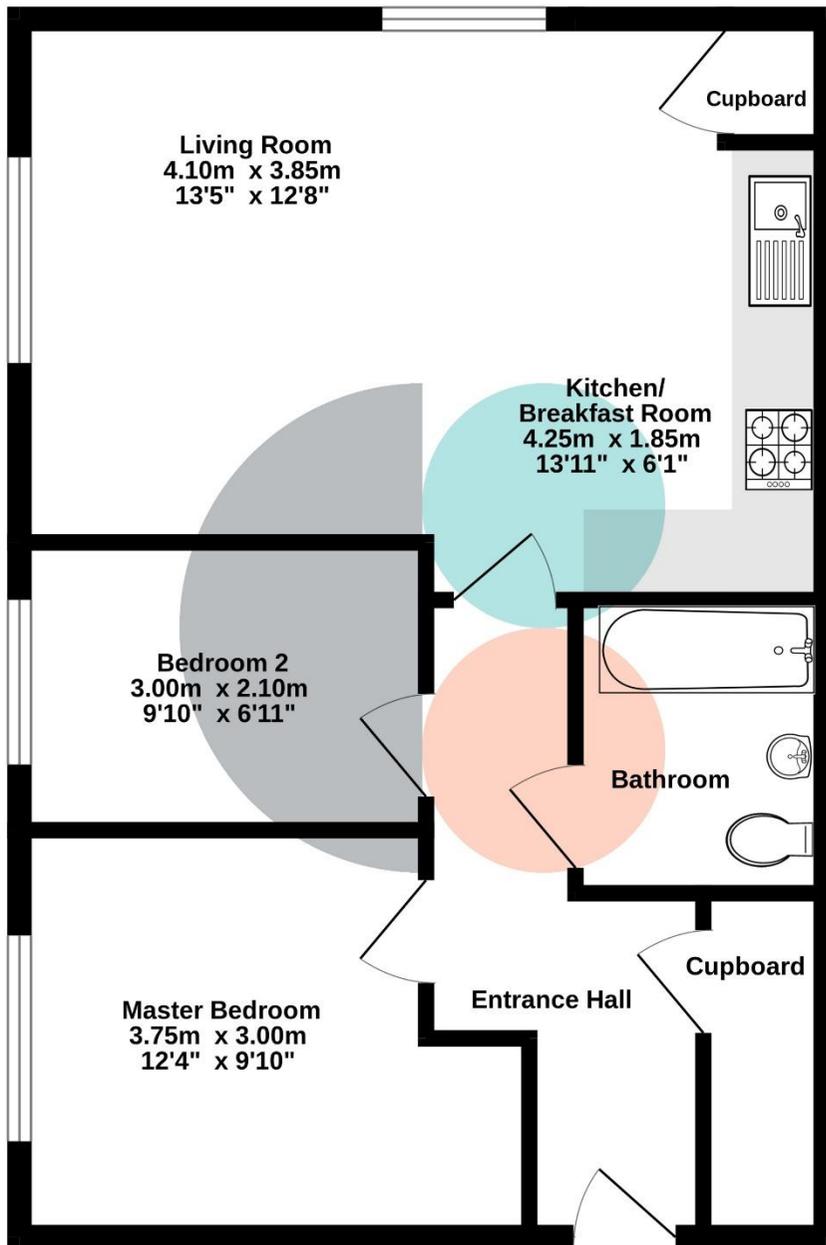
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

## Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

## Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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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