



5c Coxwell Court
Guide Price £195,000

MOORE ALLEN
& INNOCENT

5c Coxwell Court, Coxwell Street, Cirencester, Gloucestershire GL7 2BZ



A well-appointed loft apartment, quietly positioned within peaceful, private grounds and enjoying the benefit of allocated parking and beautiful established communal gardens.

Set within a historic former wool merchant's house, with origins dating back to the late 17th/early 18th century the building was sensitively converted into a collection of charming individual dwellings approximately 40 years ago. Tucked away in a delightful courtyard setting on one of Cirencester's most prestigious streets, this unique home combines character, history, and convenience.

Accessed via a main door serving just three apartments, a communal staircase leads to the second-floor landing and the secure private entrance. Character features can be found throughout the apartment, including exposed beams and distinctive dormer windows

Inside, the spacious and light-filled living room offers ample versatility, with defined areas ideal for both dining and relaxing. The refitted kitchen provides excellent storage, an electric oven and hob, plumbing for a washing machine and space for a fridge/freezer.

The double bedroom is generously sized and includes built-in storage, while the modern bathroom offers a three-piece white suite.

This is a rare opportunity to acquire a unique, characterful home in an enviable location—perfect as a stylish pied-à-terre or investment.

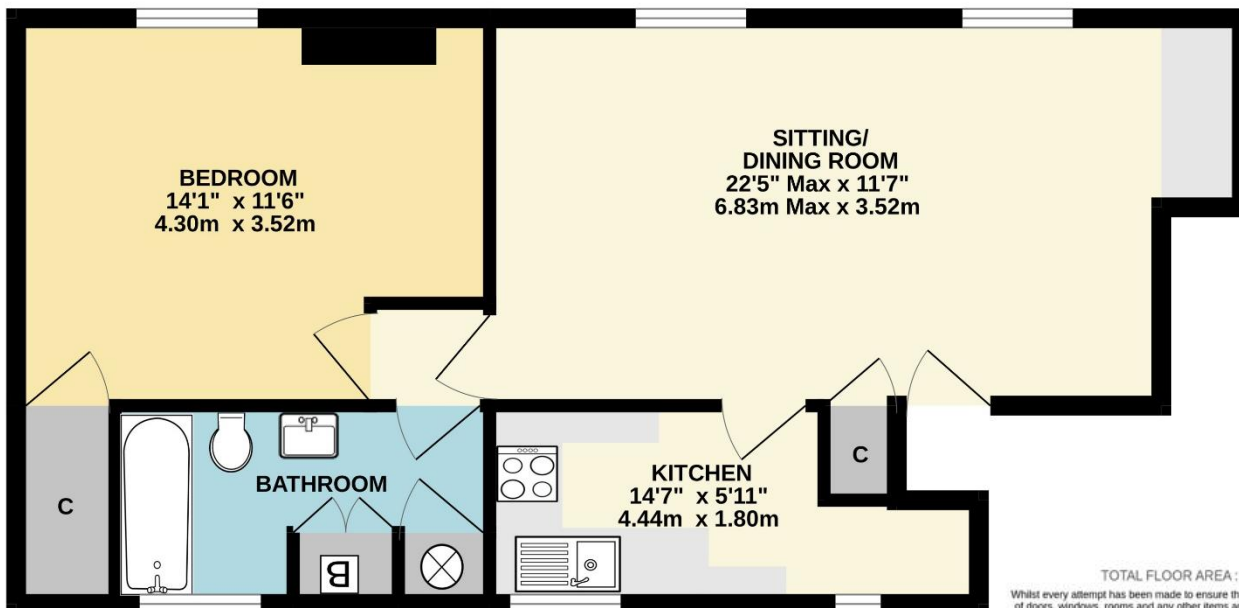
EPC C (73)

SERVICES: Mains electricity, water, gas and drainage are connected to the property. Gas fired heating feeding radiators. Broadband & Mobile signal checker via www.ofcom.org.uk

OUTGOINGS: The property has been placed in Band B for Council Tax purposes; charges 2025/26 £1,877.02. Coxwell Court is governed by a management company: circa, £225 per annum, covering insurance, gardening and maintenance. Ground rent £10 per annum and Insurance contribution £10 per annum. One third share of insurance, maintenance and repair of the building (5 a,b,c).

LOCAL AUTHORITY: Cotswold District Council

TENURE: Leasehold. 999 years from 3rd August 1983.



TOTAL FLOOR AREA : 565 sq.ft. (52.5 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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