



A period one bedroom apartment of superior presentation, situated on the first floor of this distinctive, Grade II listed, Georgian villa. Boasting twin aspect views towards Ham Hill and Leckhampton Hill, the South/East facing accommodation comprises of a hallway, lounge/dining room, fitted kitchen, double bedroom bathroom. Period features including sash windows, high ceilings, picture rails and decorative coving (where specified). Key benefits include gas central heating, shared driveway with one allocated parking space, and an enclosed communal garden. Situated within 0.2 miles of parkland, a Sainsbury's local, Spa Hotel and Clock Tower restaurant, 0.4 miles of the village post office, shops and pubs, 2 miles of the town centre. Good transport links to Cirencester/M4 via A435 (151 bus route) and Oxford/M40 via A40. EPC exempt.





### Draft Details Awaiting Vendor Approval

Every effort has been made to ensure these details and measurements are accurate however, they are for guidance purposes only and must not be relied upon.

### Outside

Pillared entrance leading to a tarmac and gravel driveway with one allocated parking space, plus one communal space for visitor parking. Gate to side garden with lawn area, communal clothes line and shed/bike store. Projecting portico entrance with fluted, ionic pillars and pilasters, stone steps, tiled floor and wood panelled entrance door with transom window light over. Outside light and intercom.

### Communal Hallway & Landing

Tiled floor, high ceilings, decorative coving, leading to staircase with turned wood banisters and wood carved handrail, to first floor landing, sash window to rear.

### Apartment Hallway

Doors to bedroom, bathroom and lounge/dining room, wood flooring, radiator, intercom.



### Kitchen 11' 2" x 8' 0" (3.40m x 2.44m)

Double glazed sash window to front, range of base level storage units with work surface over, inset 1.5 stainless steel sink plus drainer, tiled splash backs, inset dishwasher, washer/dryer, fitted wine rack, inset gas hob, range of wall mounted storage units with built in electric oven and grill, fridge/freezer, laminate flooring.



### Lounge/Dining Room 12' 9" x 11' 1" (3.88m x 3.38m)

Sash window to front, steps up to kitchen, period style radiator, space for dining table, 11'2" ceiling height, picture rail partial decorative coving.



### Bedroom 15' 2" x 9' 3" (4.62m x 2.82m)

Sash window to front, radiator, picture rail, coving and ceiling rose.

### Bathroom

Wood framed window to side with frosted glass, bath with side panel, WC, pedestal wash basin, chrome ladder radiator, fitted medicine cupboard, tiled floor, spot lighting.

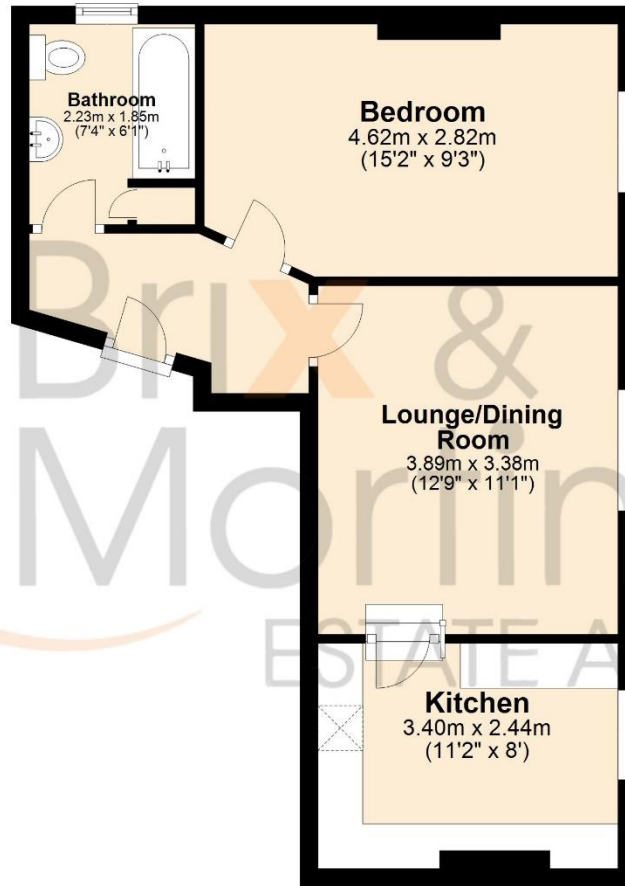
### Council Tax Band A.

Please Note that we have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase. These property details, and floor plan are for **guidance only** and must not be relied upon as accurate. Call: 01242 898 746 [www.brixandmortimer.com](http://www.brixandmortimer.com)



## First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



Total area: approx. 43.5 sq. metres (468.6 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect to consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

### Property Details

**Tenure:** Leasehold Share of Freehold

**Lease Length:** 99 years starting 1984 with an unexpired term is 63 years. The current owner is in the process of extending the lease (share of freehold). This will be done prior to a sale completing.

**Maintenance Charge:** £87 PCM

EPC exempt.



**Referral Fee Transparency:** Prospective purchasers and sellers may be referred to a range of services including, estate agency, letting agency, mortgage facilities, life insurance, property insurance, and conveyancing by us or third parties, for which Brix & Mortimer may receive fees or commission. Prospective Sellers and buyers are free to choose their own service provider. Typically, the commission amount we may receive, from a service provider, is limited to a maximum of £150 for each successful referral transaction. Brix & Mortimer will notify the referred seller or purchaser in writing, where a fee may be paid for the successful introduction of a given company/service. The amount being received, and from whom will be disclosed in a written notification.