



HARRISON
Sales &
Lettings
ARDEN

Webb's Court, Northleach



Situated on the edge of the highly desirable market town of Northleach, this beautifully presented two-bedroom flat offers an excellent opportunity for first-time buyers or investors alike.

Entering through the communal entrance, the front door opens into a welcoming hallway that leads to the heart of the home a spacious open-plan living, kitchen, and dining area. This bright and sociable space is ideal for both relaxing and entertaining. The modern kitchen is fitted with an integrated oven, hob, and dishwasher, with additional space for larger appliances. To the front of the apartment, the south west facing living area enjoys delightful views over open fields, enhancing the sense of light and space.

Off the hallway are two well-proportioned double bedrooms. The principal bedroom benefits from built-in storage and a stylish en-suite shower room, while the second bedroom offers ample space for furnishings and flexibility of use. Completing the accommodation is a contemporary main bathroom, featuring a bath with an overhead shower for added comfort and convenience.

EPC: C

Council Tax Band: B

Tenure: Leasehold

Lease Length: Believed to be 999 years from 2005 (to be confirmed by solicitors prior to exchange of contracts).

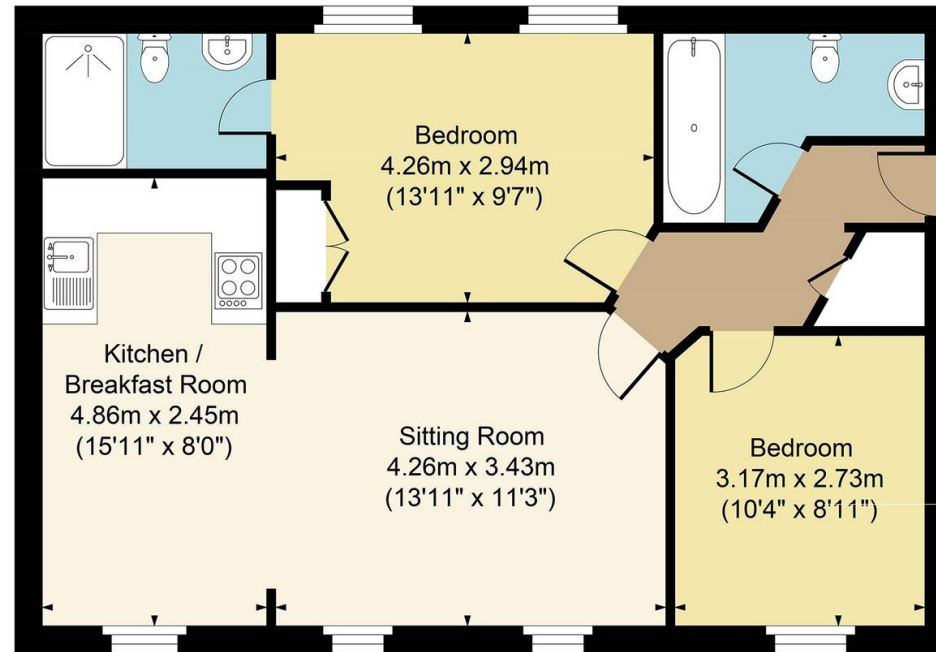
Northleach is a former medieval wool town with many fine historic buildings and a beautiful Parish Church. The town is well served with shops for day to day requirements including a Post Office, Chemist, Doctors Surgery, Museum and a variety of pubs/restaurants. There are primary schooling and pre school nursery facilities. The town is easily accessible, lying on the cross roads of the Fosseway (A429) and the Cheltenham to Oxford Road (A40).

What3Words: [///combining.nods.broadcast](https://www.what3words.com/combining.nods.broadcast)





Main House Approx. Gross Internal Area:- 62.37 sq.m. 671 sq.ft.



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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