

Flat 4 Stag House, Wotton-Under-Edge,  
GL12 7AD

£1,100 PCM



Immaculately presented and newly converted top floor apartment with period features and high ceilings. Accommodation comprises of entrance hall, landing, open plan kitchen/lounge/diner with integrated appliances including oven, hob, fridge/freezer, washing machine, dishwasher and microwave, double bedroom and shower room. Further benefits include gas central heating, two parking spaces, extensive views and short walk to town centre and amenities. Available Now. Council Tax Band TBC. Energy Rating C

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# Flat 4 Stag House, Wotton-Under-Edge, GL12 7AD

## Situation

This spacious one bed apartment has been converted from a former office and occupies a convenient position within walking distance of the centre of the popular town of Wotton-under-Edge which is situated on the edge of the Cotswold Escarpment. The town offers numerous facilities including local shops, churches, schools and leisure facilities. Wotton-under-Edge is well placed for commuting to the larger centres of Bristol, Gloucester and Cheltenham via the M5/M4 motorway network with the nearest junction being number 14 at Falfield.

## Accommodation

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

## Communal Entrance Hall/Stairwell

Communal entrance and stairwell shared between first and second floor apartments and including shared storage room on first floor landing.

## Inner Entrance Hall

Carpeted flooring and intercom entry handset enabling main door access.

## Landing

Carpeted flooring, storage cupboard, radiator, single glazed sash window with secondary glazing.

## Kitchen/Lounge/Diner 5.86m x 7.47m (narrowing to 5.37m) (19'2" x 24'6" (narrowing to 17'7"))

Range of wall and base units, wooden work surfaces, stainless steel sink, integrated appliances including electric oven, hob, fridge/freezer, washing machine, dishwasher and microwave, wood effect vinyl flooring, radiator and two single glazed sash windows with secondary glazing.

## Bedroom 4.41m x 3.20m (14'5" x 10'5")

Double bedroom with carpeted flooring, single glazed sash window with secondary glazing and cupboard with gas central heating boiler.

## Shower Room

White suite comprising of wash basin, wc, walk-in shower with rain shower, vinyl flooring and radiator.

## Externally

There are two allocated parking spaces for the property and the property is just a two minute walk from the high street and amenities.

## Agents Note

Available Date: End of September 2024

Minimum Tenancy Length: 12 Months

Deposit: £1265.00

Council Tax Band: TBC

Energy Rating: C

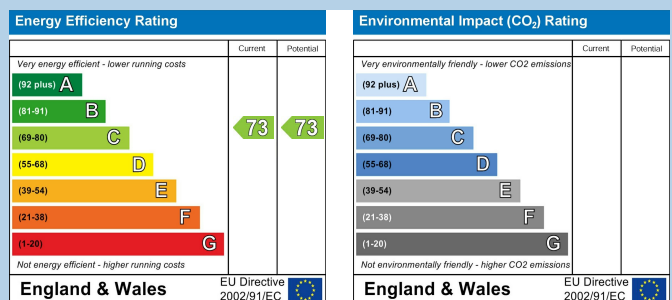
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Utilities: Mains Gas, Electric, Water and Sewerage are connected.

Standard Meters for Gas and Electric

Broadband: ADSL (Asymmetric Digital Subscriber Line)

For mobile signal and wireless broadband: Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) for more information



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