

Flat 9 Cotswold House, 35
Long Street, GL11 4HR

£795 PCM



A stylishly updated top-floor flat set in a central town location. The property offers an entrance hall leading to a bright double bedroom and a modern open-plan living/kitchen area equipped with an integrated oven and hob, plus space for essential appliances. The bathroom is fitted with a bath and shower above. Additional benefits include use of a shared garden, with long-stay parking conveniently nearby. Ready for immediate occupancy. Council Tax Band A. Energy Rating TBC.

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Situation

This top floor apartment is situated within a moments walk of the town centre and its amenities which include a range of local retailers and a choice of supermarkets. The town also has a swimming pool, gym, library and 18 hole golf course at Stinchcombe Hill. The property is within a few moments of local bowling green and the town centre is well placed for commuting to larger centres of Gloucester, Bristol and Cheltenham via the nearby A38 and M5/M4 motorway network. The adjoining village of Cam has a 'Park and Ride' railway station with regular services to Gloucester and Bristol and connections to the National Rail Network.

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).

Entrance Hall

The flat is accessed via a communal hall and stairwell, leading to a private entrance hall with carpeted flooring and intercom entry handset.

Bedroom 5.02 x 4.19 (16'5" x 13'8")

Large double bedroom with carpeted flooring, double glazed windows to the front and electric night storage heater.

Living / Kitchen Room 4.08 x 4.40 (13'4" x 14'5")

Range of wall and base units, electric oven and hob, space for washing machine and fridge, vinyl flooring, double glazed windows to the front and electric night storage heater.

Bathroom

White suite comprising of bath with shower over, wash basin, wc. Vinyl flooring.

Externally

The property benefits from a communal garden. On street parking can be found nearby as well as a choice of long stay car parks in the town.

Agents Note

Available Date: 30th November 2025

Minimum Tenancy Length: 12 months

Deposit: £915

Council Tax Band: A

Energy Rating: TBC

Minimum Annual Income Requirement: £23,850

Unfurnished

Utilities: Mains Electric, Water and Sewerage are connected.

Standard Meters

Broadband: Asymmetric Digital Subscriber Line

For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	47	51	(39-54) E	39	42
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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