



SALES • LETTINGS • MANAGEMENT

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Get in touch to arrange a viewing!

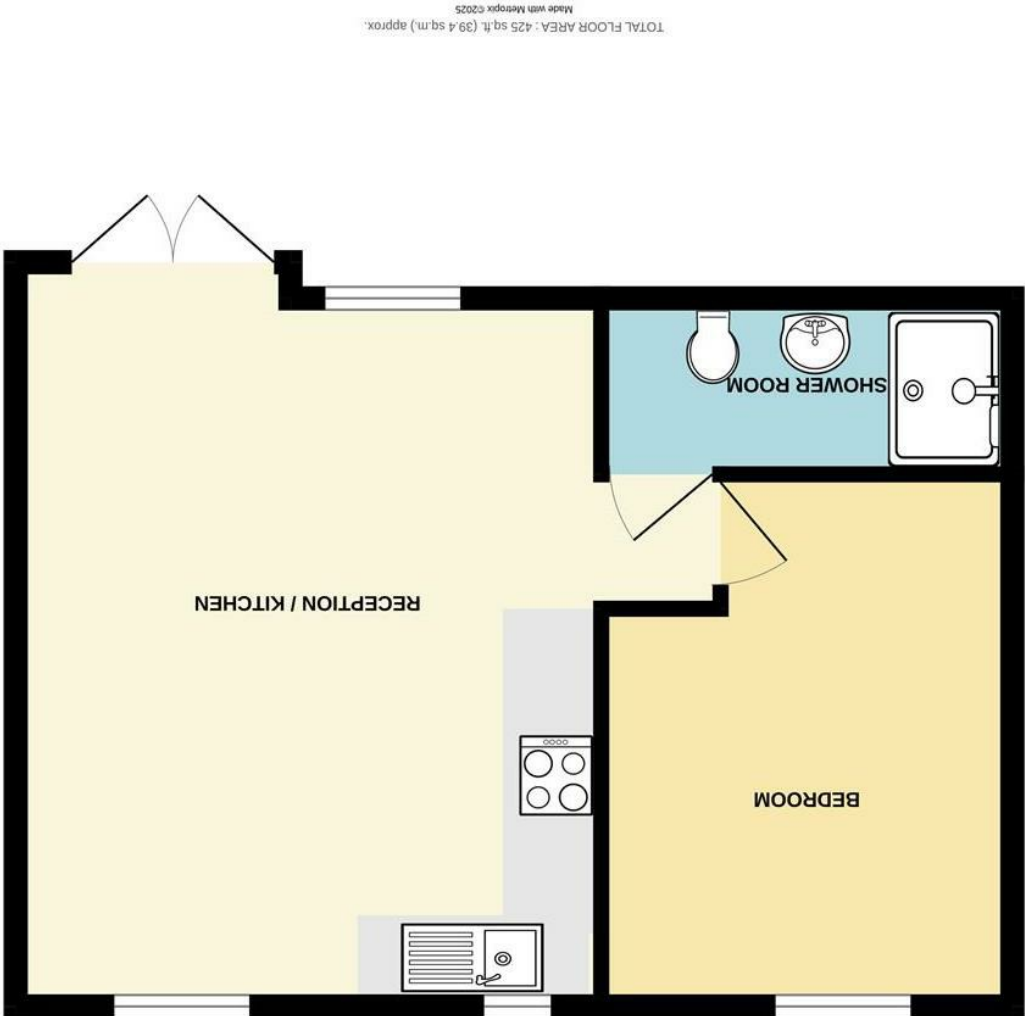
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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.





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Flat 3, 11 Long Street, Wotton-Under-Edge, GL12 7BT

£825 PCM



Council Tax Band: A | Property Tenure:

Found at the heart of Wotton under Edge, this spacious, one bedroom ground floor apartment WITH PARKING. Wotton under Edge is a delightful market town which provides a good choice of schools, shops, public houses, and restaurants/coffee shops. There are also nearby lovely walks with close access to The Cotswold Way. The property benefits from good commuter links with Junction 14 of the M5 motorway providing fast routes to Bristol, Gloucester and London. The flat comprises; own door access through the courtyard entrance from the rear of Long Street by the car park (GL12 7DJ). On entering the apartment you will find a large lounge with modern kitchen, one bedroom and shower room. Further benefits : Low council tax - band A, electric heating and an allocated parking space. Offered to the market on a unfurnished basis and available NOW!! . Not suitable for smokers, sharers or students. Ideal home for single tenant or couple and a pet considered !

Council Tax Band: A
Holding Deposit: £190.38
Dilapidations Deposit: £951.92

AWARD WINNING LETTING AGENT



Lounge / Kitchen

18'02 x 16'04 max (5.54m x 4.98m max)
Including an electric oven, hob and extractor

Bedroom

11'05 x 10'02 (3.48m x 3.10m)

Shower Room

8'02 x 3'11 (2.49m x 1.19m)
Comprising of WC, wash hand basin and shower cubicle

Parking

Allocated parking space



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

