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Tayler & Fletcher



Flat 4, Griffin Court, Griffin Close, Stow-on-the-Wold GL54 1AY

Guide Price £155,000

A well presented one bedroom split level flat with parking situated on the outskirts of the town.

taylerandfletcher.co.uk

Directions

From Stow-on-the-Wold take the A436 towards Chipping Norton. Turn left into King Georges Field and take the first turn right which leads to Griffin Close. Continue to the bottom and the Griffin Court flats will be seen on the right hand side.

what3words

what3words ///infuses.added.whistling

Location

Stow-on-the-Wold is an attractive market town with the Parish Church of St Edward together with a wide variety of shops and boutiques. In addition it has a good range of hostelries and a primary school.

Bourton-on-the-Water is 4 miles to the south and has a similar range of facilities including the well respected Cotswold secondary school with its affiliated public Sports centre. There is also a secondary school at Chipping Campden.

There are mainline train stations situated at Moreton-in-Marsh (4 miles) and Kingham (5 miles) with regular services to London Paddington via Oxford and Reading.

Cheltenham, 18 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented.

It also has a wide number of hostelries, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt and Literature, Music and Cricket festivals.

Description

Flat 4 Griffin Court is a 1st floor flat set within a purpose built block of 6 flats. It was constructed in the 1990's of reconstituted Cotswold stone under a tiled roof. The flat is on split levels and offers a generous amount of storage space.

It comprises an entrance hall, sitting room, kitchen, double bedroom and shower room with the bedroom located up a short flight of stairs. The flat is heated by innovative and cost effective 'Far Infrared' heating panels, controlled from a central timer/thermostat. There is a designated parking space to the front.

Accommodation

The property is accessed from a shared external stairway.

Outside light.

Entrance Hall

Two built-in double storage cupboards, one shelved and one with hanging rails with further storage above. Ceiling infrared (IR) heating panel. Electric socket and four recessed ceiling lights.

Sitting Room

The light and airy sitting room features a full height ceiling at one end with French windows leading to a Juliet balcony. A wall timer/thermostat centrally controls the IR heating panels. TV and telephone points, electric sockets, five recessed ceiling lights and a ceiling mounted IR heating panel. There is a large under stairs storage cupboard, with stairs leading to the bedroom.



Kitchen

Low level storage cupboards with matching eye level units. Stainless steel sink and drainer set in a wide surround with mixer tap.

Samsung four ring ceramic hob, electric oven with Neff extractor hood, Bosch washer/dryer and refrigerator.

Four recessed ceiling lights.

Shower Room

Shower Cubicle with shower, low level WC, pedestal wash hand basin with cupboard below and light above.

Karndean flooring and fully tiled walls, four recessed ceiling lights and wall mounted fan heater.



Double Bedroom

The large double bedroom is on a mezzanine level and features a raised area and Velux window. There is storage under the eaves including an airing cupboard with slatted shelving and hot water tank heated by an immersion heater. There is a wall mounted IR heating panel and seven recessed lights and electric sockets.



Outside

There is a communal parking area to the front of the property with one designated space for each flat.

Services

Mains electricity, water and drainage are connected to the property.

PLEASE NOTE: We have not tested any equipment, appliances or services. Prospective purchasers are advised to commission their own investigations prior to formulating an offer to purchase.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX.

Council Tax

Council Tax Band A.

Amount payable 2024/2025 £1,500.49.

Tenure

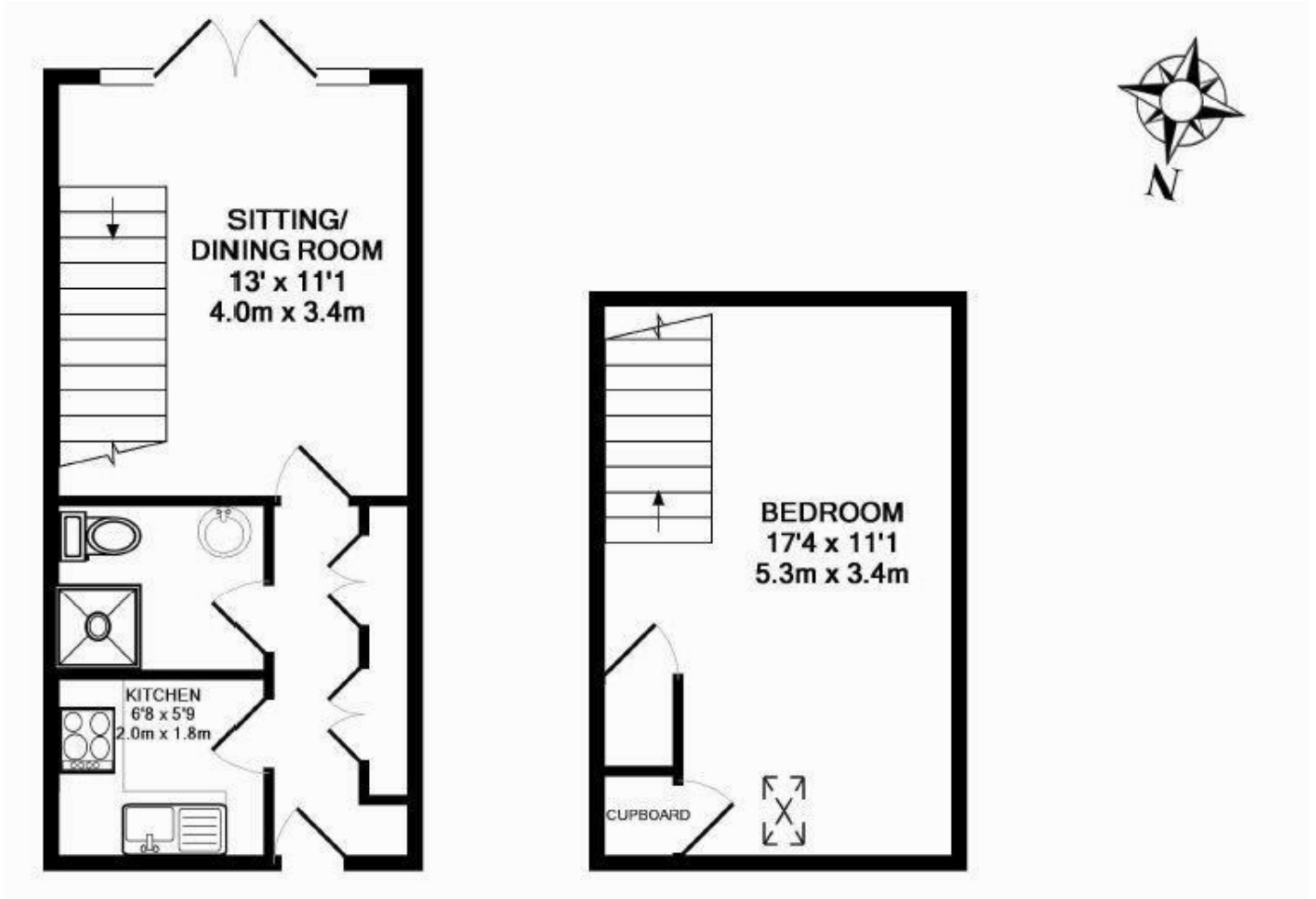
Leasehold. We are informed that there is a 125 year lease which commenced on 25th March 1993. The freeholder is Griffin Court (Stow) Management Ltd. The owners of the 6 flats each have a share in this management company. The service charge is £300 per annum.

Planning

As at 1st August 2023 there is an undetermined planning application. Reference 23/01513/FUL for the development of part of the field to the south of the flats.

The application may be viewed on the Cotswold District Councils Planning Portal.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.