



Flats
King Georges Field, Stow-on-the-Wold

Guide price £500,000

A rare investment opportunity to acquire a detached building comprising four one bedroom flats.

Moreton-in-Marsh 4 miles. Bourton-on-the-Water 4 miles. Cheltenham 18 miles.

Flats

49A - 49D King Georges Field Stow-on-the-Wold Gloucestershire GL54 1AS

**A RARE INVESTMENT OPPORTUNITY TO
ACQUIRE A DETACHED BUILDING COMPRISING
FOUR ONE BEDROOM FLATS.**

- Each Flat comprises:
- Entrance hall
- Sitting room/Kitchen
- Bedroom
- Shower room
- Communal Utility Store
- Garden
- Parking

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01451 830383

Directions

From the centre of Stow-on-the-Wold leave The Square via Digbeth Street. At the junction with Park Street turn left. Take the fourth turning left into King Georges Field. Continue to the T' junction and turn right. The building comprising Flats 49a - 49d King Georges Field are at the end of the road on the left hand side.

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 hostelrys and a primary school.

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.

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.

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 hostelrys, a multiplex cinema, together with the Everyman Theatre as well as a number of annual festivals including the National Hunt, Literature, Music and Cricket festivals.

Description

The building comprising Flats A-D 49 King Georges Field was built in 2003/2004. It is constructed of brick elevations under a plain tiled roof and comprises four one-bedroom flats, two of which are on the ground floor and two of which are on the first floor.



Each flat currently has an allocated area of garden and the shared use of a separate utility store, which has an electric connection and plumbing for a washing machine. There is also a designated car parking space for each flat.

The property backs on to farmland and enjoys extensive views.



Accommodation

The accommodation for each flat is similar in design. Room measurements are approximate:

Entrance Hall

Sitting Room/Kitchen 11'10" x 10'5"

Comprising a sink unit with single drainer, electric hob with oven and grill below. A range of eye level cupboards above and further cupboards below the work surface. Television point.

Bedroom 9'10" x 8'

Radiator.

Shower Room

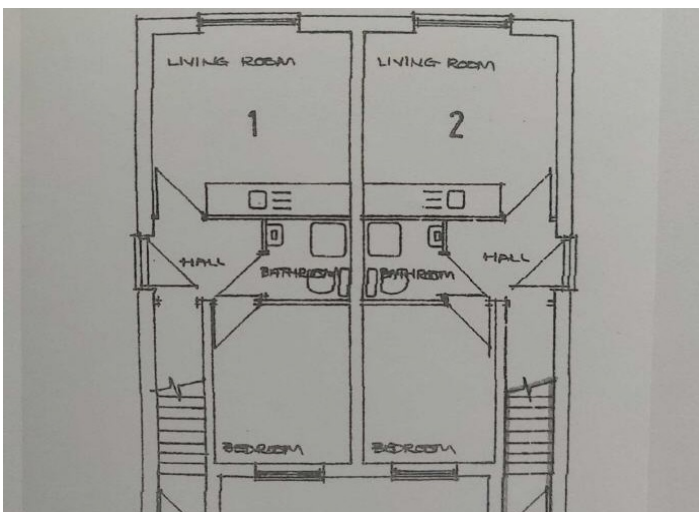
Shower cubicle, wash hand basin and low level w.c.

Outside

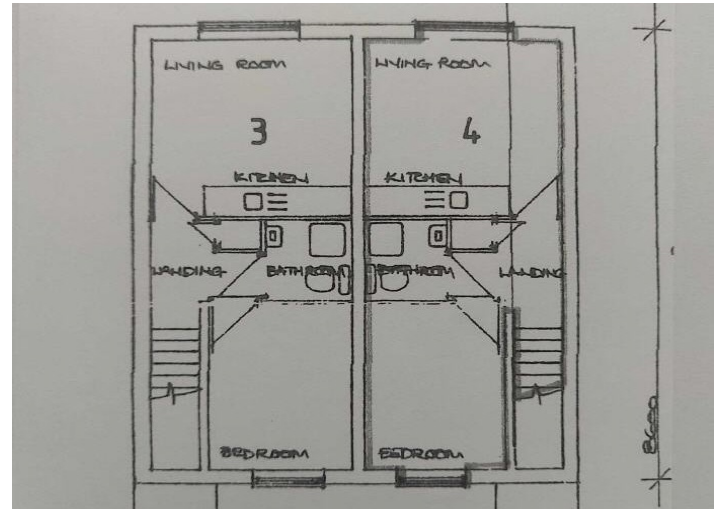
Communal Utility Store with electricity and plumbing for one washing machine per flat.

Garden with an area allocated for each flat. Designated Parking Space.

Ground floor plan



First floor plan



Tenure

The property is freehold and subject to leasehold interests.

The flats are currently occupied as follows:

Flat A

Periodic Tenancy. Rent £450 pcm.

Flat B

Periodic Tenancy. Rent £475 pcm.

Flat C

Tenanted £630 pcm

Flat D

Tenanted £600 pcm

Local Authority

Cotswold District Council, Cirencester. Tel: 01285 623000.

Council Tax

Each flat is Band A.

Amount payable for 2023/2024 is £1,431.61

EPC Rating

All four flats are EPC rating C.



3/25/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

48A KING GEORGES FIELD STOW-ON-THE-WOLD GL54 1AS	Energy rating C
Valid until 24 March 2031	Certificate number 2543-3004-7207-1649-8204

Property type
Ground-floor flat

Total floor area
25 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-efficiency-standards-landlord-guidance) (<https://www.gov.uk/guidance/energy-efficiency-standards-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2543-3004-7207-1649-8204>

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