

BANK FLAT

PAINSWICK



Bank Flat Bisley Street, Painswick, Stroud, GL6 6QQ

A WELL PRESENTED AND SPACIOUS TWO BED APARTMENT WITH ROOF TERRACE RIGHT IN THE HEART OF THE SOUGHT AFTER VILLAGE OF PAINSWICK AND WITHIN EASY WALKING DISTANCE OF ALL LOCAL AMENITIES

Entrance Hall, open plan Kitchen/Sitting/Dining Room, 2 double Bedrooms, Bathroom, Roof Terrace and Views

OFFERS IN THE REGION OF £200,000

DIRECTIONS

The Bank Flat is most easily found by leaving our office in Painswick on the A46 in the direction of Cheltenham. Take the first right onto Bisley Street where the entrance to the Bank Flat can be found next to the Longfield Charity shop on the right hand side.

DESCRIPTION

The Bank Flat is a well presented first floor apartment right in the heart of the sought after village of Painswick, ideal for a rental investment, home or Air B&B. Spacious and light, the apartment is laid out across one floor with a good sized open plan kitchen/dining/sitting room, 2 double bedrooms and a bathroom. Doors out from the sitting room lead to an impressive roof terrace with lovely far reaching views across the village and the Painswick Valley.

LOCATION

Often referred to as the Queen of the Cotswolds, Painswick is a quintessentially Cotswold village with pretty streets lined with stunning historic homes. The Bank Flat is within minutes of the many amenities, including a local shop, chemist, two pubs, several cafes and a sought after boutique hotel, The Painswick, The Bank Flat is ideally located for ease of living. Positioned at the top of Bisley Street, the property affords far reaching views across the village and the Painswick valley.

One of the key draws to the area is the excellent choice of schools, with grammar schools in Stroud, Gloucester and Cheltenham, as well as many popular schools

in the private sector and a popular primary school in the village. The Painswick community is a welcoming one, with numerous local events and plenty to see and do in the local area. The Cotswold Way runs through the village, offering a lovely source of walks and nearby Painswick Beacon plays host to a golf course and the historic Rococo Gardens are within walking distance of the Bank Flat.

Well placed for commuting, Painswick is circa 90 minutes to London by train, from nearby Stroud mainline station and approximately 20 minutes drive to Cheltenham and Gloucester. The M5 motorway is also within easy reach, for commuting to Bristol and the Midlands.

TENURE Leasehold

EPC EER: Current 45 / Potential 77

SERVICES Mains drainage. Electric heating. Water and electric are connected to the property. Council Tax Band B.

VIEWING By prior appointment with **MURRAYS ESTATE AGENTS, Painswick Office 01452 814655, who will be pleased to show prospective purchasers around the property**

AGENTS' NOTE: (OFFERS) Murrays, as agents for the vendor, are obliged to verify the terms of any offer received. We therefore seek your kind co-operation in confirming whether your offer is subject to:- a) The sale of a property. b) A building survey. c) A mortgage. d) Any other condition – e.g. Planning consent. Cash purchasers will also be asked for proof of funding and its availability.

SUBJECT TO CONTRACT

IMPORTANT NOTICE: Murrays Estate Agents for themselves, their clients and any joint agent give notice that whilst these particulars have been prepared with all due care, they are for guidance only, are not guaranteed correct, do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is accepted for any error, mis-statement or omission whether verbal or written in describing the property. No warranty or representation is authorised in respect of this property. It should not be assumed, 1] that any services, appliances, or fixtures and fittings are in working order, or fit for their purpose (they not having been tested), or owned by the seller: 2] that statutory regulations e.g. planning consent, building regulations etc., are complied with: 3] that any measurements, areas, distances and/or quantities are correct: 4] that photographs, plans and text portray the complete property. Intending purchasers must satisfy themselves by inspection or otherwise as to the accuracy of the particulars and should seek expert advice where appropriate

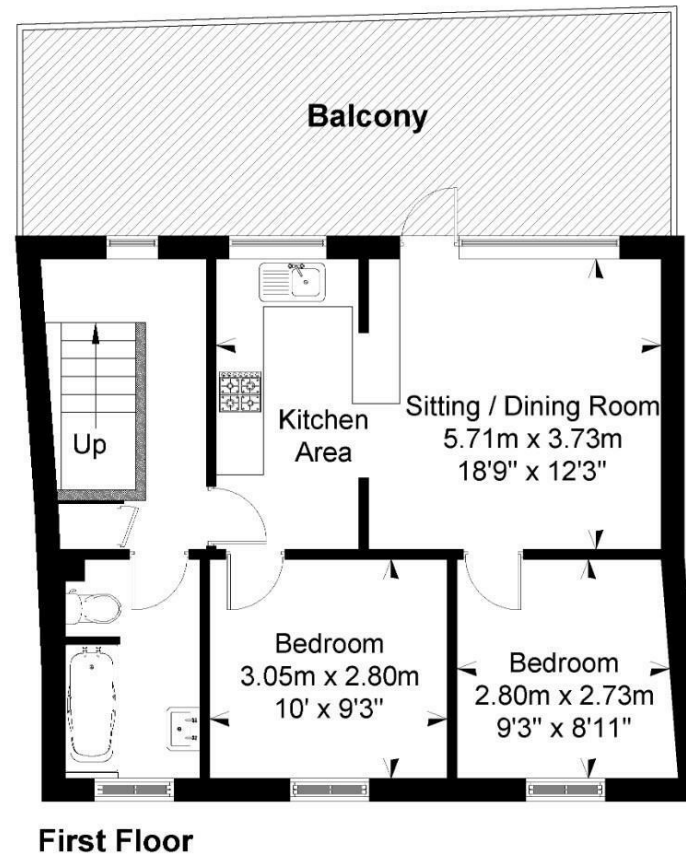
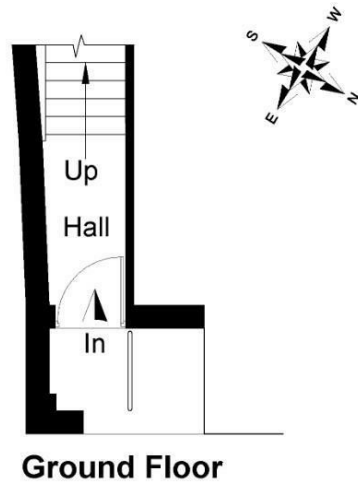


Bank Flat, Bisley Street, Painswick, Gloucestershire

Approximate IPMS2 Floor Area
Flat 54 sq metres / 581 sq feet

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07890 327 241
Job No SP3119

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard



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