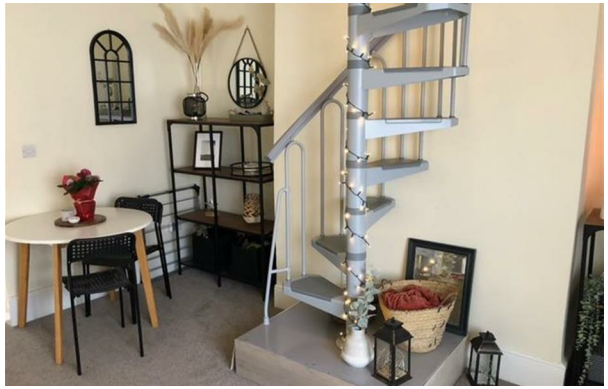
Ridgeway

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Flat 1, The Old Red Lion, High Street, Lechlade, Gloucestershire, GL7

£895 PCM

- An impressive duplex apartment
- Shower room
- Sitting/dining room
- Bedroom with en suite cloakroom
- Fitted kitchen

Ridgeway Estate Agents Burford Street, Lechlade, Gloucestershire, GL7 3AP
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The Old Red Lion, Lechlade, Gloucestershire, GL7 3AD

An impressive duplex apartment close to the Market Place of the popular Cotswold market town of Lechlade on Thames. The accommodation comprises of a sitting/dining room, kitchen with appliances, shower room, bedroom and an en suite cloakroom.

Utilities and Council Tax included at an additional £350 pcm at current rates. Car parking space available at additional £100 pcm. Both payable direct to landlord monthly.

EPC Rating- C. Council Tax Band- A. Heating type – Gas

Current Electric Provider- TBC. Current Gas Provider- TBC. Water Supplier- Thames Water

Length of Tenancy- 12 Months. Deposit- £1,032.69 (5 Weeks Rent)
Holding Fee- £206.53 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)

1 1 1 C

Council Tax Band: A





ENTRANCE
There is a communal entrance and staircase to the rear of the Old Red Lion. On the landing, turn left and the apartment is at the end.

HALLWAY
Entrance door. Radiator.

SHOWER ROOM
Obscure glazed window to rear. Suite comprising of a shower cubicle, pedestal wash basin and low level WC. Tiled flooring and surrounds. Radiator.

KITCHEN
Window to rear. Single drainer stainless steel sink unit with mixer tap inset into a worksurface with cupboard below. Further range of wall and base units. Four ring Lamona gas hob with splashback panel and extractor above. Built in Lamona oven. Beko washing machine. Undercounter fridge.

SITTING/DINING ROOM
Window to front. Spiral staircase to bedroom. Television point. Radiator.

BEDROOM
Velux window to rear. Radiator. Dressing area. Radiator.

EN SUITE CLOAKROOM
Low level WC.

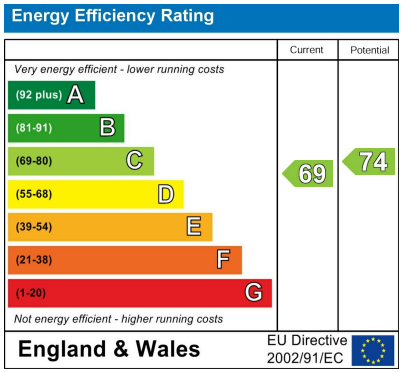
LECHLADE ON THAMES
Lechlade-on-Thames, is a market town at the southern edge of the Cotswolds in Gloucestershire. It is the highest point at which the River Thames is navigable. The town is is a popular venue for tourism and river-based activities. There are several pubs, some antique shops, a convenience store, food outlets, a garden centre and a good range of further shops. The 15th century Church of England parish church of Saint Lawrence overlooks the Market Place. The main roads through the town can be busy at peak times as the town is at the crossroads of the A417 and A361. Where the A361 enters the town from the south it crosses the River Thames on Halfpenny Bridge. Another tributary of the Thames, the River Coln, joins the Thames at the Inglesham Round House.



Directions

Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.



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