



## Flat 2 (Middle Flat), Post Office High Street, Lechlade,

£750 PCM

- First floor flat
- En suite shower room
- Open plan sitting/dining room/kitchen
- No pets
- Double bedroom

# Post Office High Street, Lechlade, Gloucestershire, GL7 3AD

A first floor flat just off the Market Place of the popular Cotswold town of Lechlade on Thames. The accommodation offers an open plan sitting/dining room/kitchen and a double bedroom with an en suite shower room. No pets.

EPC Rating- D. Council Tax Band- TBC. Heating type – Gas

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

Length of Tenancy- 12 Months

Deposit- £865.38 (5 Weeks Rent)

Holding Fee- £173.07 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: A



## ENTRANCE

There is a shared entrance from the passageway to the left side of the Post Office. Entrance door and staircase to the first floor.

## OPEN PLAN SITTING/DINING ROOM/KITCHEN

Two windows to the side. Exposed timbers. Radiator. Wood laminate flooring. Television lead. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of fitted wall and base units. Four ring Lamona gas hob with extractor above and built in oven below. Beko washing machine. Space for a fridge freezer.

## BEDROOM

Window to front. Radiator. Exposed timber. Television lead.

## EN SUITE SHOWER ROOM

Suite comprising of a shower cubicle, low level WC and pedestal wash basin. Tiled surrounds. Shaving light and point.

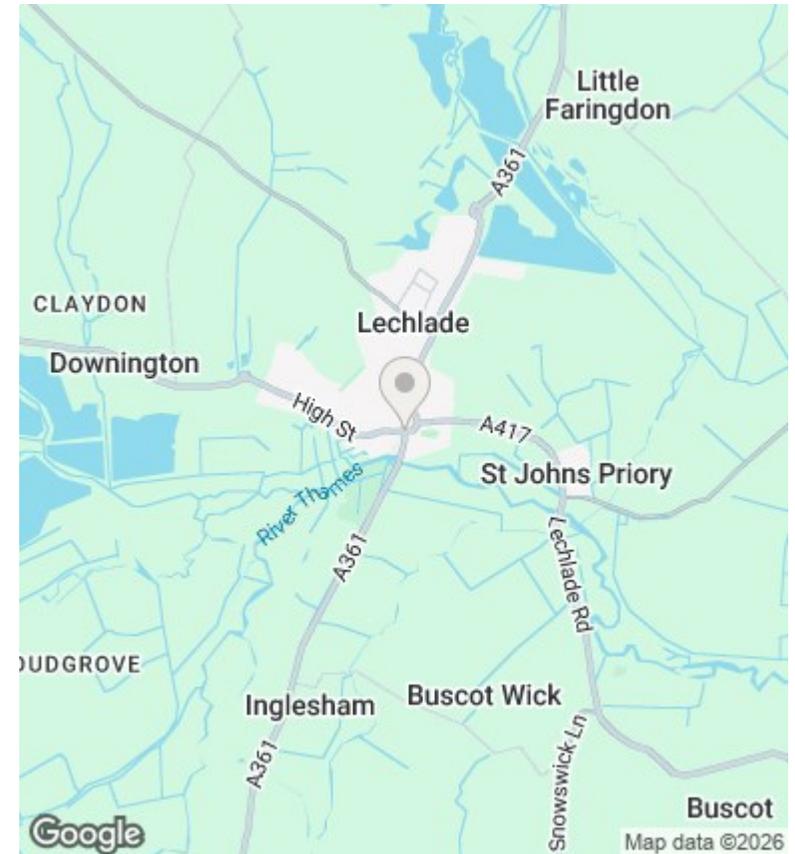
## LECHLADE ON THAMES

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 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.



| Energy Efficiency Rating                           |         |                                                                                                               |
|----------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                    | Current | Potential                                                                                                     |
| <i>Very energy efficient - lower running costs</i> |         |                                                                                                               |
| (92 plus) <b>A</b>                                 |         |                                                                                                               |
| (81-91) <b>B</b>                                   |         |                                                                                                               |
| (69-80) <b>C</b>                                   |         |                                                                                                               |
| (55-68) <b>D</b>                                   | 66      | 74                                                                                                            |
| (39-54) <b>E</b>                                   |         |                                                                                                               |
| (21-38) <b>F</b>                                   |         |                                                                                                               |
| (1-20) <b>G</b>                                    |         |                                                                                                               |
| <i>Not energy efficient - higher running costs</i> |         |                                                                                                               |
| England & Wales                                    |         | EU Directive 2002/91/EC  |