Ridgeway

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5 Manor Court, Fairford, Gloucestershire, GL7 4LH

£935 PCM

- A one bed ground floor apartment
- Double bedroom
- Allocated parking space
- Sitting room
- Shower room
- Kitchen
- South facing patio

3 Market Place, Fairford, Gloucestershire, GL7 4AB
01285 712900

fairford@ridgewayestateagents.co.uk
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5 Manor Court, Fairford, Gloucestershire, GL7 4LH

A one bedroom ground floor apartment situated in the popular Cotswold market town of Fairford. The accommodation offers an entrance hall, sitting room, kitchen, double bedroom and a shower room. There is allocated parking and a visitor's parking space.

EPC Rating- D
Council Tax Band- B
Heating type – Electric

Current Electric Provider- TBC. Water Supplier- Thames Water

Length of Tenancy- 12 Months. Deposit- £1,078.84 (5 Weeks Rent)
Holding Fee- £215.76 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)

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Council Tax Band: B

ENTRANCE PORCH
Outside light. Entrance door.

ENTRANCE HALL
Wood effect flooring. Electric radiator. Built in understairs cupboard.

SITTING ROOM
13'7" x 10'6"
French doors to patio. Wood effect flooring. Electric radiator. Wall lights. Telephone and television points.

KITCHEN
8'10" x 7'8"
Window to front. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks. Four ring Neff hob. Built in Logik oven. Samsung washing machine. Further utility space.

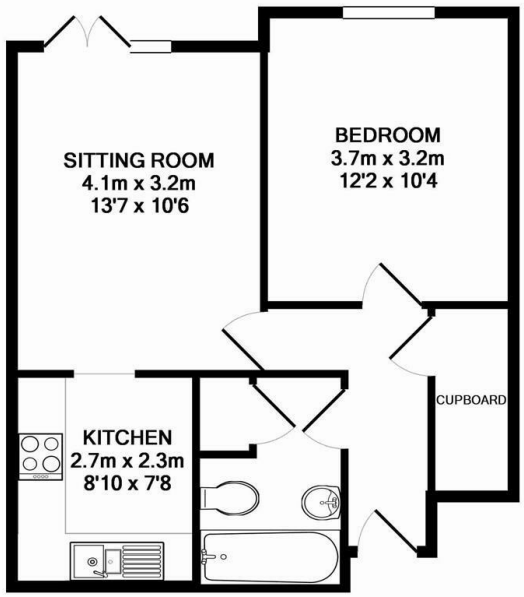
BEDROOM
12'2" x 10'4"
Window to rear. Wood effect flooring. Electric radiator.

SHOWER ROOM
Obscure glazed window to front. Suite comprising of a walk in cubicle with Mira shower, low level WC and a pedestal wash basin. Heated towel rail. Built in airing cupboard.

OUTSIDE
To the rear is a small south facing patio.

ALLOCATED PARKING SPACE
There is an allocated parking space (specifically to be confirmed). There is also visitors' parking space. Outside bin collection area.

FAIRFORD
Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is Farmor's School, an 11-18 co-educational Academy. The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. St. Mary's is of national historical and architectural importance because it houses the most complete set of mediaeval stained glass windows in the country. Fairford is surrounded by countryside and river walks and is served by a good range of shops, pubs and an Italian restaurant. There is also a library, post office, dentist, doctor's surgery, cottage hospital and a weekly market.



TOTAL APPROX. FLOOR AREA 43.1 SQ.M. (464 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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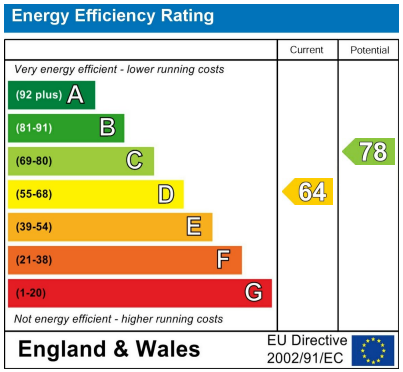
Directions

From the Market Place, proceed towards Lechlade. Shortly after The Railway, turn left into Manor Close and immediately left into Manor Court.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.



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