



2 Quest House, London Road, Fairford, Gloucestershire, GL7 4DS

£825 PCM

- Ground floor apartment
- One bedroom
- Open plan kitchen/sitting room
- Built in appliances
- Shower room
- Allocated parking

2 Quest House, Fairford, Gloucestershire, GL7 4DS

A ground floor apartment situated on the outskirts of the popular Cotswold market town of Fairford. The main accommodation offers an entrance hall, open plan kitchen/sitting room with built in appliances, one bedroom and a shower room. Outside is allocated parking.

EPC Rating- D Council Tax Band- A Heating type – No gas

Current Electric Provider- TBC Current Gas Provider- n/a Water Supplier- Thames Water

Length of Tenancy- 12 Months Deposit- £951.92 (5 Weeks Rent)

Holding Fee- £190.38 (1 Weeks Rent, Once successfully passed referencing this will go towards the first months rent)



Council Tax Band: A



ENTRANCE LOBBY

Entrance door with obscure glazed panels. Inset ceiling spotlights.

OPEN PLAN KITCHEN/SITTING ROOM

22'4" x 14'7"

Window to front. Radiator. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboards below. Further range of wall and base units. Tiled splashbacks. Four ring Hoover electric hob with extractor canopy above and built in Hoover oven below. Space and plumbing for automatic washing machine. Space for a fridge freezer. Built in cupboard housing the hot water cylinder. Inset ceiling spotlights.

INNER HALL

BEDROOM

13'6" x 9'4"

Windows to side. Radiator. Built in double wardrobe. Inset ceiling spotlights.

SHOWER ROOM

6'8" x 5'3"

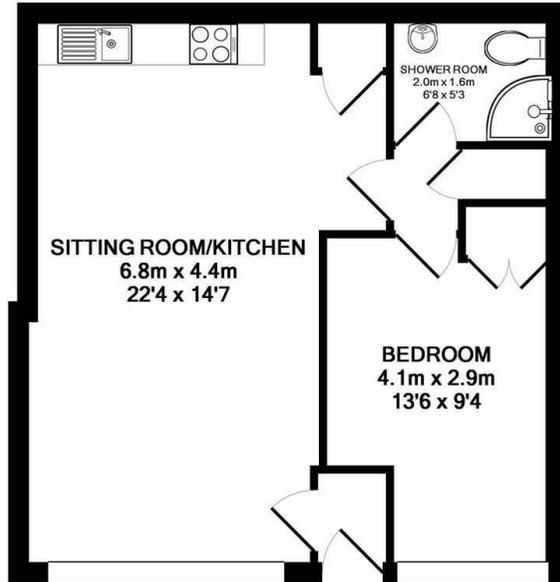
Suite comprising of a tiled cubicle with Bristan shower. Pedestal wash basin with tiled splashbacks. Low level WC. Ladder radiator.

ALLOCATED PARKING

FAIRFORD

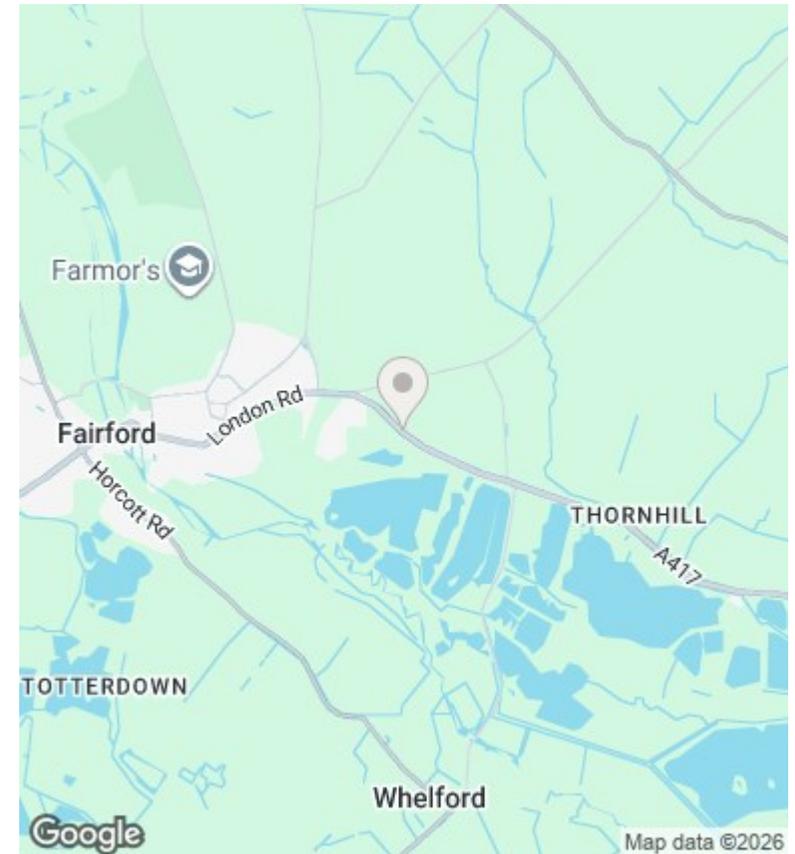
Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is 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. Built in the early 1490s, the

church is an example of late Perpendicular Gothic architecture that is characterised by slim stone window mullions and light but strong buttresses. Grade 1 listed by English Heritage, 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.



TOTAL APPROX. FLOOR AREA 44.3 SQ.M. (477 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
 Made with Metropix ©2020



Directions

From the Market Place, turn left towards Lechlade. Quest House is the last property on the right as you leave Fairford.

Viewings

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC