



## The Flat, The Paper Shop Burford Street, Lechlade, GL7 3AP

£750 Per Month

- First floor apartment
- Shower room
- Open plan kitchen/sitting/dining room
- Double bedroom

# The Paper Shop Burford Street, Lechlade, , GL7 3AP

A first floor apartment situated in the centre of the popular Cotswold market town of Lechlade on Thames. The main accommodation offers an open plan kitchen/sitting/dining room, double bedroom and a shower room.

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- £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



## OPEN PLAN KITCHEN/SITTING/DINING ROOM

18'7" x 10'11"

A communal entrance and staircase leads to the apartment. Entrance door. Bowed window to the front. Radiator. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface. Further wall and base units. Tiled splashbacks. Gas cooker point. Indesit tumble dryer. Bosch washing machine. LG fridge freezer.

## BEDROOM

14'7" excluding recess x 11'6"

Two windows to the front. Radiator. Cast iron fireplace.

## SHOWER ROOM

8'7" x 4'1"

Suite comprising of a shower cubicle, low level WC and pedestal wash basin. Radiator.

## LECHLADE ON THAMES

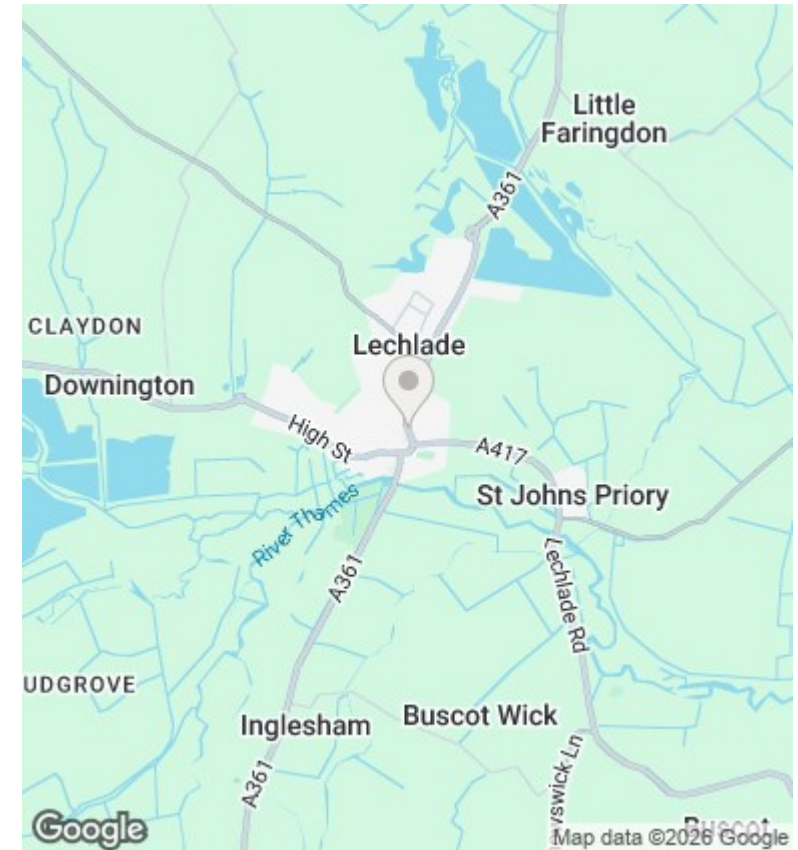
Lechlade-on-Thames is a market town at the southern edge of the Cotswolds in Gloucestershire. It is the highest point at which the River Thames is navigable. The town is a popular venue for tourism and river-based activities. There are several pubs, some antique shops, a convenience store, food outlets, 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

The entrance door is to the right along The Swan alleyway and the apartment is above Ridgeway's office.

## 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>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	