

No.2 The Colleys, High Street, Lechlade, Gloucestershire, GL7 3AE



Converted to the highest of standards • Offering spacious and contemporary living • Located in the heart of Lechlade • No Onward Chain • Two double bedrooms • Two en-suite shower rooms • Hard wood flooring & new carpets • Solid wood kitchen, quartz tops and Neff appliances • EPC C

No.2 The Colleys,

High Street, Lechlade, Gloucestershire, GL7 3AE

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

No 2 The Colleys has been built to the highest of standards. The property is nestled off the high street and offers spacious and contemporary living.

The property comprises a spacious entrance hall, which provides access to both the kitchen/dining and living area and to the double bedroom.

Finished with the upmost care and attention, the kitchen specification boasts hardwood floors, solid wood kitchen, quartz tops, and Neff appliances. The ground floor bedroom boasts an en-suite shower room.

On the first floor, there is a spacious landing offering ample storage along with a double bedroom and en-suite shower room.

The property is offered with No onward chain.

Amenities

Lechlade is a small historic Cotswold market town on the River Thames. It is on the borders of Gloucestershire, Oxfordshire and Wiltshire. It has a population now of over 3000. There are several independent shops, a Co-op with petrol station, a Londis supermarket, a church by the market square, two award winning coffee shops, several pubs, a butcher/deli an excellent doctors surgery, primary school and library. In addition a new Town Hall around which centre many activities. There are also many excellent restaurants in the area. There is a thriving tourist trade in the summer when the Thames is busy with narrow and small boats and offers water sports.

Lechlade also provides access to the Cotswold Water Park which offers various activities including sailing, canoeing and swimming.

There is fishing in the river and lakes, and wonderful country walks in the surrounding Cotswold countryside. The town is a good staging post for visitors to the Cotswolds and the historic towns of Oxford, Cirencester, Burford and Cheltenham. Good commuting lines via train from Oxford/Swindon and easy access to the M5.

Directions

In the centre of Lechlade at the three way traffic lights, the development is to the right of The Crown pub behind the green gate doors.

Services & Tenure

A lease for 999 years commencing first January 2023 with a ground rent of one peppercorn.

A service charge will be paid to a residents management company to cover repair and maintenance of the main structure of the building and the common parts to include the accessway.

The management company will own the freehold of the site and will be handed over to the residents following the sale of the last plot on the development.

Local Authority

Cotswold District Council

Council Tax Band: Not Yet Available

Our reference

FAR/NH/LH/RN/30082023

We'd love to hear from you

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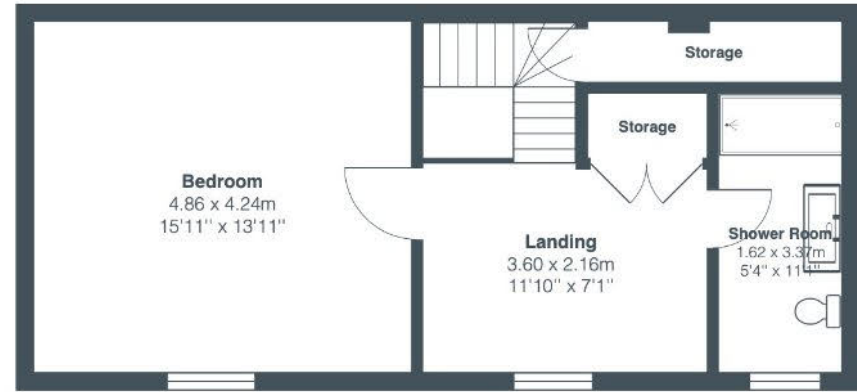








Ground Floor



First Floor

Total Area: 96.2 m² ... 1035 ft²

All measurements are approximate and for display purposes only

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PROPERTY MADE PERSONAL

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

