



Peter Clarke

7 Noel Court, Calf Lane, Chipping Campden, Gloucestershire,

£315,000

Two bedroom duplex apartment located just off the High Street and currently run as a well regarded holiday let. Living room with vaulted ceiling, double bedroom and kitchen all on the first floor. On the top floor is another bedroom and family bathroom. Outside there is allocated parking. No onward chain.



CHIPPING CAMPDEN boasts one of the most beautiful and historic high streets in the North Cotswolds with its traditional Cotswold architecture and good range of shops catering for most everyday needs. There is a library, excellent primary and secondary schools, doctor's surgery and Leisure Centre. Nearby towns of Stratford-upon-Avon (12 miles) and Cheltenham (18 miles) provide larger shopping and cultural amenities. There is a main line station to London (Paddington) from Moreton-in-Marsh (7 miles). M40 and M5 access are approximately 30 minutes drive.

LIVING ROOM A lovely dual aspect room with feature gas fire and vaulted ceiling allowing plenty of light.

BEDROOM Dual aspect double bedroom.

KITCHEN With a range of wall and base units, gas hob and oven. Space for washing machine and fridge.

BEDROOM Dual aspect with fitted wardrobe and current set as a twin room.

BATHROOM With w/c, hand basin and bath with shower over.

OUTSIDE There is an allocated parking space to the side of the building, which can take two small cars. A metal staircase leads up to the first floor and the front door for no.7.



GENERAL INFORMATION

TENURE The property is held on a 999 year lease from 25 December 1993 with the owners of each of the properties in Noel Court having a share in the Management Company, Noel Court Management Company Ltd who owns the freehold interest. The maintenance and upkeep of the communal areas is organised by Noel Court Management Company Ltd and the cost apportioned to each property as required. This information should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor.

RIGHTS OF WAY The property is sold subject to and with the benefits of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority Cotswold District Council and is understood to lie in **Band**

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

DIRECTIONS: From the High Street go through the archway at The Noel Arms and continue into Noel Court. Turn left though the archway and number 7 is on the first floor.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



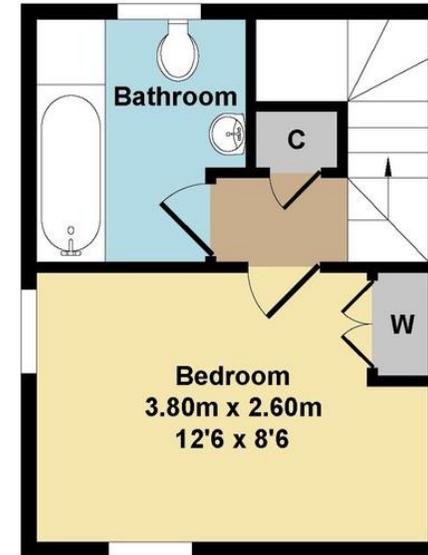
Noel Court, Calf Lane, Chipping Campden

Total Approx. Floor Area 55.80 Sq.M. (601 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.



Ground Floor
Approx. Floor
Area 36.60 Sq.M.
(394 Sq.Ft.)



First Floor
Approx. Floor
Area 19.20 Sq.M.
(207 Sq.Ft.)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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