



2 BANK HOUSE, FAIRFORD
OFFERS IN EXCESS OF £200,000

MOORE ALLEN
& INNOCENT

2 BANK HOUSE, FAIRFORD, GLOUCESTERSHIRE GL7 4AD

A delightful, spacious and beautifully presented second floor apartment set within this fine Victorian building overlooking the town's Market Place.

The property offers communal entrance hall, spacious living room, well-appointed kitchen with space for dining, double bedroom and shower room with WC. Cellar. Communal facilities.

FAIRFORD

Fairford is a delightful Cotswold market town set on the banks of the River Coln amidst idyllic Cotswold countryside. The town enjoys an active community and offers an excellent range of day-to-day amenities. Education is provided at both primary and secondary levels, each boasting good Ofsted reports. There is a good selection of convenience shops, post office, public houses, modern medical centre, dentist, sports hall and playing fields. The nearby centres of Cirencester c.8 miles and Swindon c. 14 miles (railway station to London Paddington c.59 minutes) offer a greater range of facilities.

THE PROPERTY

Bank House has a date stone of 1901 and was designed by VA Lawson, the property has been Listed Grade II for its historical importance and mentioned in Pevsner's Buildings of England. The handsome property occupies a prominent position just off the town's Market Place and a short walk from the charming parish church of St Mary. It accommodated Lloyds Bank for many years.

The property was sympathetically converted into four residential dwellings whilst retaining the ground floor retail unit in 2019.

Number 2 Bank House lies to the second floor and offers a spacious and bright apartment extending to a gross internal floor area of approximately 647 sq ft (60.1 sq m) excluding the basement. Presented to a high decorative standard, the property briefly comprises living room with two windows enjoying westerly aspect views to the front, lobby to the double bedroom and well-appointed shower room. The kitchen offers a good range of base and wall mounted units with built-in appliances, large window to rear and ample space for dining.

To the basement lies a **cellar** which is included in the sale.

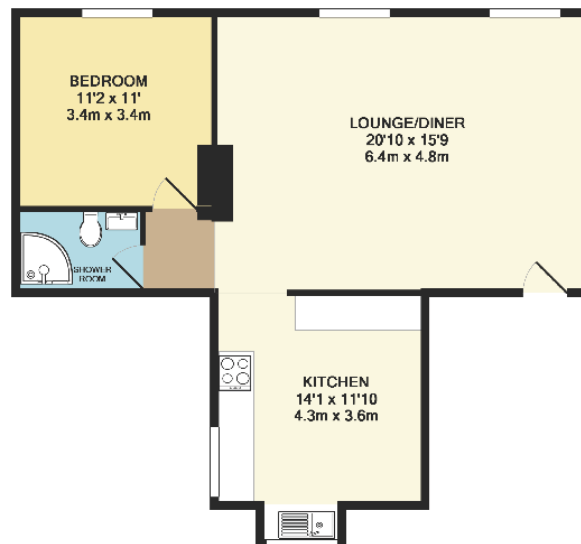
Subject to the usual consents, the layout could provide the division of the sitting room to offer a further bedroom.

GENERAL INFORMATION

The property is sold on a 250-year lease from January 2020 with a ground rent of £125 per annum. Management cost of £308 (2023) this covers general maintenance and sinking fund. Additional contribution towards buildings insurance. All mains' services with the exception of gas are connected. Council tax band 'B' charges 2026/27 £1,867.62. EPC exempt. Local Authority, Cotswold District Council (01285) 623000.

DIRECTIONS

On entering the town from Lechlade continue into the Market Place, proceed towards the Parish Church and Bank House will be seen on your right. Access to the apartment is off the pathways to the left of the building. Door leads into the communal hall, take the stairs to the second floor.



TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.1 SQ.M.)

While 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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