



HARRISON
Sales &
Lettings
HARDIE

Valiant House, A P Ellis Road, Upper Rissington, GL54 2RX

Guide Price £180,000



An immaculately presented ground floor apartment based on the sought after Victory Fields development in Upper Rissington is now available for sale.

Accommodation comprises of communal hallway shared with one neighbour, entrance hall, open plan kitchen/living area with corner aspect making it a light and airy room, double bedroom and bathroom.

The property also benefits from modern décor, high ceilings, double glazing, gas central heating and off road allocated parking.

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold

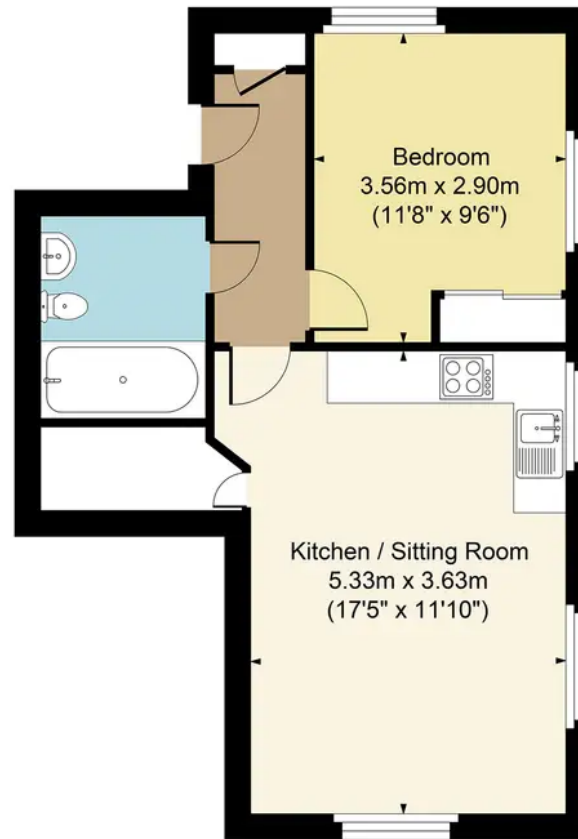
Leasehold Remaining: 12/05/3017 (993 Years)

Upper Rissington occupies an elevated location between the Windrush and Evenlode Valleys and offers easy access to the A424 Stow on the Wold/Burford road as well as Bourton on the Water. Upper Rissington has a fantastic new shop, pharmacy, gym and cafe as well as a brand new village hall. There is also the OUTSTANDING Rissington Primary School. Further facilities and schools can be found in both Bourton on the Water, Stow on the Wold and Burford. A bus service links the village to the local schools at Bourton on the Water, as well as wider destinations.





Flat 8 Valliant House, Upper Rissington, GL54 2RX
Main House Approx. Gross Internal Area:- 41.72 sq.m. 449 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ Denotes restricted head height
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