



Lutyens Court, Upper Rissington

13 Lutyens Court

Upper Rissington GL54 2RG

£190,000

Guide Price



Lutyens Court is set on the edge of the village of Upper Rissington, a popular residential location with recently built facilities the Village Square, which includes a Co-op shop, pharmacy, charity shop and gymnasium. Further facilities include a veterinary practice, village hall and primary school. Sold with no onward chain this fabulous apartment presented in excellent order throughout and natural light streams through two large windows in the living area and the modern kitchen offers a good range of units and built-in appliances. The double bedroom has a range of built-in contemporary storage and the stylish bathroom complete this fabulous ground floor apartment.

Originally an RAF training centre this imposing building enjoys good size rooms, high ceilings and large windows. An appointment to view is highly recommended to fully appreciate the wonderful location and surrounding countryside.

The nearby village of Bourton-on-the-Water provides a wider range of shops, supermarkets and an excellent secondary school, while the Cotswold towns of Burford and Stow are also close by.

Agent's Comment

"With no onward chain this is a fantastic first home or weekend retreat"





IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

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Approximate Gross Internal Area = 40.3 sq m / 434 sq ft

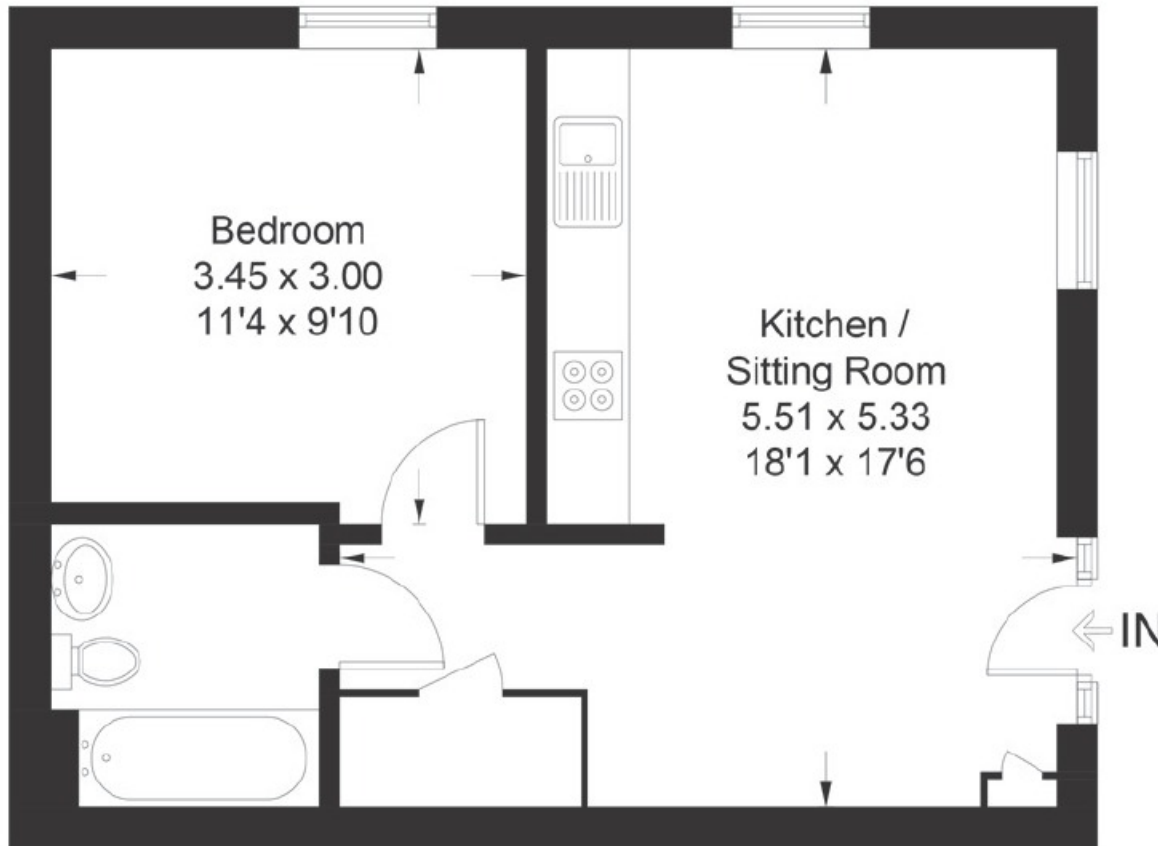


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1101565)

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est. 1947

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Oxford city centre

Tel: 01865 244735 (sales)
Tel: 01865 201111 (letting)

Summertown

Tel: 01865 310300 (sales)
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Headington

Tel: 01865 750200 (sales)
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Tel: 01993 811881 (sales)
Tel: 01993 810100 (letting)

Witney

Tel: 01993 776775 (sales)
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1947-2017

70 years

Council Tax Band:

Council Tax B -
£1,702.15

Local Authority:

Cotswold District
Council

Energy Efficiency Rating		Current	Potential
105-120	A		
81-104	B		
65-80	C	71	77
49-64	D		
31-48	E		
13-30	F		
1-12	G		

1. The energy efficiency of a property is measured on a scale from 1 to 100. The higher the number, the more energy efficient the property is. 2. The energy efficiency of a property is measured on a scale from A to G. The higher the letter, the more energy efficient the property is. 3. The energy efficiency of a property is measured on a scale from 1 to 100. The higher the number, the more energy efficient the property is. 4. The energy efficiency of a property is measured on a scale from A to G. The higher the letter, the more energy efficient the property is.