

**The Chequers, West End,**  
Northleach, Gloucestershire, GL54 3HF



New build two bedroom duplex apartment | Developed by Kinglerlee Homes  
Traditional Cotswold Exterior | Approximately 400m from the town centre  
Checkmate Building Warranty | EPC C

**£285,000**



This small development of just nine private properties is being built by Kingerlee Homes, a family owned business and a small niche developer.

This property is built using natural stone and render, Bradstone tiled roofing and hardwood external doors. The hardwood windows are double glazed with chrome fittings. There will be sensor lighting outside with patio and lawn in the rear garden. This property will have one allocated parking space, with visitor spaces available.

The quality finish will include oak veneer doors with chrome fittings and Minoli ceramic tiled flooring to the bathroom, cloakroom and the kitchen areas. The kitchen will be fully fitted with integrated appliances to include a dishwasher, fridge/freezer, electric oven and hob and stainless steel cooker hood.

The bathrooms will have Twyford sanitary ware, Vado water saving taps and shaver sockets.

The property will benefit from electric central heating, energy efficient lights including recessed down lighters in the kitchen/dining room and bathroom and mains operated smoke detectors.

There will be a Checkmate building warranty for 10 years and after sales care will be provided in accordance with this.

### AMENITIES

For many, Northleach is a Cotswold secret. Tucked away from the busy A40, between undulating hills, it stands at a crossroads on the Roman Fosse Way, in an area of outstanding natural beauty. The streets in and around the ancient market place are rich in architectural interest ranging from half-timbered Tudor houses and merchants' stores to the great House of Correction, (formerly 'The Cotswold Heritage Centre'), built in the 18th Century. Above all, Northleach is a thriving small Cotswold town which has successfully balanced its traditional commerce with the demands of tourism. When you walk through the town, it presents itself as a proud descendent of the great days of the wool trade, boasting the finest example of the Cotswold perpendicular style in the impressive Church of St Peter and Paul. Although wool is no longer the main business of the town, the marketplace is busy with trade and the local hostelrys provide a lively service to both visitors and locals.

Northleach offers a wealth of shopping facilities, from helpful and friendly proprietors, with the added bonus of free parking! Here you will find something for everyone from fresh bread and cakes, newspapers and magazines to specialist wines, fine quality meats and cheese, picture frames and paintings, dolls houses and furniture, music boxes, cosmetics, cards and souvenirs. For those wishing to prolong their stay, Northleach has a number of establishments offering quality accommodation, plus a variety of eating places and public houses.

### Directions

From our office in Cirencester follow the A429 towards Northleach, at the traffic lights turn right into Northleach the site can be found on the right hand side before the Fire Station.

### Services & Tenure

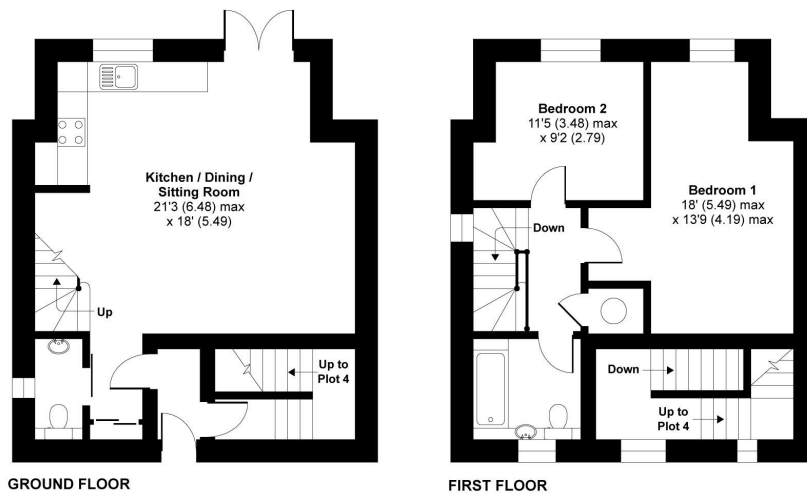
The property is served by mains electricity, water and drainage. Tenure is Leasehold for 999 years with a Share of Freehold and no Ground Rent. The above should be verified by your Solicitor or Surveyor.

### Local Authority

Cotswold District Council

Ref: CIR3988/MM/71021171

## West End, Northleach, Cheltenham , GL54



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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