

HUNTERS®

HERE TO GET *you* THERE



Flat 10, Clarence Court

Clarence Road, Wotton-Under-Edge, GL12 7EX

Guide Price £177,500



Council Tax: B



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Communal Entrance Hallway

Via part glazed door with intercom system, stairs to first floor apartment.

Entrance Hallway

Access to loft space, Fischer electric wall heater, intercom system, cupboard, doors to;

Lounge

14'1" x 9'9" (4.29m x 2.97m)

Window to front aspect with lovely views across the market town and hills beyond, Fischer electric wall heater, opening to;

Fitted Kitchen

9'4" x 6'9" (2.84m x 2.06m)

Window to rear aspect, range of wall and base units with work-surfaces and up-stands, washer-dryer, integrated fridge, free-standing freezer, tiled splash-backs, stainless steel sink unit with mixer tap.

Bedroom One

11'8" x 8'8" (3.56m x 2.64m)

Window to front aspect with views across the market town, wardrobes with sliding doors.

Bedroom Two

9'4" x 6'3" (2.84m x 1.91m)

Window to rear aspect.

Shower Room

Window to front aspect, sink with unit below and mirrored cabinet above, shower cubicle grab rail and seat, wc, electric towel heater, tiled walls.

Outside

The property sits in well tended communal gardens with non-allocated parking.

Agents Note

Age restrictions of 60 apply.

Lease is 999 years from 1 July 2008.

An Annual Service Charge and Contribution to Emergency Fund (approx £1,500 pa) is payable.

Clarence Court is a select retirement complex found in the heart of Wotton under Edge just a short stroll from the High Street. The development comprises of four apartment blocks each containing two ground floor and two first floor apartments set within established communal grounds. Flat 10 can be found to the front of the complex with a light and airy communal entrance hallway with stairs leading to the first floor landing area with patio doors and Juliet balcony. Once inside the apartment you are met by a hallway with intercom system, a useful cupboard and access to the loft space, there is also an electric wall heater. The hallway gives access to the shower room which is fully tiled with shower, wc and wash hand basin with unit below and heated towel rail. The main bedroom is to the front of the apartment with lovely views across the market town. This room has fitted wardrobes with sliding doors. The second bedroom or dining room is found to the rear of the apartment overlooking the communal grounds. The lounge with an electric wall heater, also has wonderful views across the town and leads to the kitchen where you will find a range of fitted wall and base units with work-surfaces, an integrated fridge, free-standing freezer and washer-dryer. There is also a stainless steel sink unit with drainer and mixer tap.

Outside the apartment sits in well tended communal gardens with drying areas for washing. There is also non-allocated parking available close to the apartment. The complex is accessed via Clarence Road.

- Sought After First Floor Retirement Apartment
- Communal Entrance Hallway with Intercom System
 - Shower Room
- Established, Well Tended, Communal Grounds
 - Age Restriction of 60 Applies
- Town Centre Location with Lovely Views
- Two Bedrooms or One Bedroom with Dining Room
- Lounge opening into the Fitted Kitchen
 - Non-Allocated Parking Available



Road Map



Hybrid Map



Terrain Map



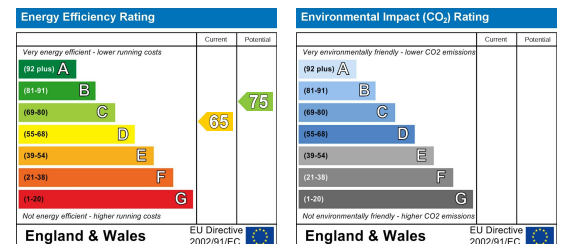
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.