

hunter
french



Top Floor Flat, Old Crown House, 18 Market Street, Wotton-under-Edge, GL12 7AE

An impressive two-bedroom top floor apartment in the heart of Wotton-under-Edge which has recently been renovated to a high specification and arguably has some of the most far-reaching views across the town. There is also the benefit of two allocated parking spaces. Offered to the market with no onward chain.

Old Crown House is a three-storey building located in the heart of the town along Market Street adjoining the cinema. The building was once completely dedicated to office premises; however the current owners of the top floor were granted change of use to a residential premises in 2022 and began a major transformation to create this superb apartment with 1,345 sq.ft. (approx.) of living space.

A communal entrance on the ground floor and two flights of stairs lead to the entrance to the apartment. The property has an 'L' shaped entrance hall providing access to all rooms. The stylish, contemporary kitchen has a double aspect with superb views over the roof tops to the Cotswold escarpment. There is an excellent range of wall and base units running the length of one wall. Integrated appliances comprise a fridge/freezer, dishwasher, oven and hob with extractor above. The layout of the room allows plenty of space to create a dining area and even an informal seating area. Adjacent to the kitchen is a walk-in cupboard which would make an ideal utility cupboard. The welcoming sitting room enjoys three windows filling the room with natural light and is of excellent proportions.

At the far end of the hallway there are two double bedrooms with the master bedroom enjoying a dressing area and is accompanied by a spacious en-suite shower room. The en-suite comprises a walk-in shower, vanity unit with a wash hand basin inset, WC and heated towel radiator. In between the two bedrooms there is a walk-in cupboard which creates yet further great storage space. The family bathroom has a white suite comprising a bath with shower overhead, vanity unit with a wash hand basin inset, WC and heated towel radiator.

Outside there is a car park for Old Crown House and the flat has two allocated parking spaces.



We understand the property is connected to all mains services; gas, electricity, water and drainage. Council tax band TBC (Stroud District Council).

The apartment has a 999 year lease with 975 years remaining. There is a service charge of £1,000 per annum. Ground rent is £50.00 per annum and is incorporated into the service charge.

EPC – C (75).

The charming market town of Wotton-under-Edge offers a wide range of amenities, including a vast array of independent shops, cafes and restaurants and two supermarkets. The town also offers two primary schools, the highly regarded Katharine Lady Berkeley's School, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the renowned Cotswold Way weaves its way through the town. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the south-west.

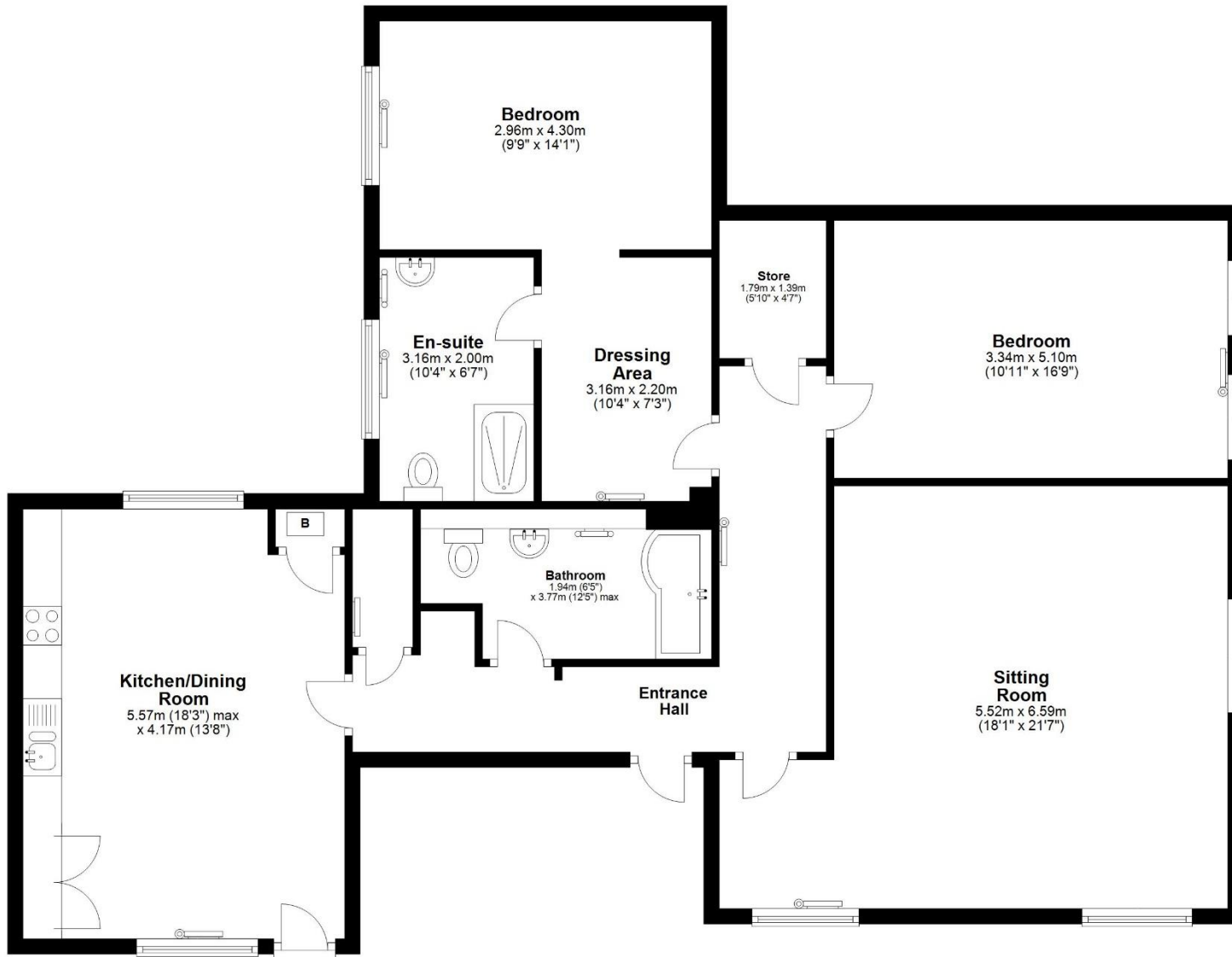


Guide Price £285,000



Second Floor

Approx. 125.0 sq. metres (1345.5 sq. feet)



Total area: approx. 125.0 sq. metres (1345.5 sq. feet)