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Flat 10, Lady Katharine Berkeley Mews, Wotton-Under-Edge, GL12 7JL

Situated in the heart of the town, this two-bedroom second-floor apartment is beautifully appointed throughout and is offered to the market with no onward chain. It also benefits from its own private parking.

Katharine Lady Berkeley Mews is the former KLB Grammar School, understood to have been built in 1735. The property is Grade II listed and was converted into apartments in the 1980s, after the school was re-sited. This particular apartment is on the second floor of the building, which provides the most impressive, elevated views of the Cotswold escarpment that surrounds Wotton-under-Edge. In recent years, the property has been updated with new double glazing and has been re-roofed. Parking spaces are allocated to all the apartments, which is a real bonus given the town centre location.

The accommodation is reached via a communal front door with an intercom system linked to the property, leading into a spacious communal hallway with stairs to the first and second floors. The private apartment door opens into the open-plan living room, which combines the sitting area and kitchen, with space for a dining table. This is a beautifully light-filled area owing to the dual aspect, and exposed beams are showcased here, as well as throughout the accommodation.

The kitchen area is fitted with a modern range of base units under a wood-effect worktop and contemporary tiled splashbacks. Integrated appliances include an electric oven and gas hob, and there is a freestanding fridge freezer and dishwasher. Adjacent to the kitchen is a handy utility area, which has a washer/dryer machine, along with a wall-mounted gas combination boiler that powers the heating and hot water.

A door off the utility area leads into the bathroom, which is beautifully finished with a white suite, a heated towel radiator, and full tiling. There is a shower over the bath, a W.C., and a sink set within a vanity unit.

Across the living room, a second lobby provides access to both bedrooms. The master bedroom is a well-proportioned double room with ample space for furniture, and its window offers another great opportunity to admire the views. Bedroom two is another good-sized room with a window looking back across the rooftops toward the town centre.

Subject to further negotiation, the sellers are open to discussions about selling the apartment with some fixtures and fittings remaining.



We are informed that the property is connected to all mains services: gas, electricity, water, and drainage. Council Tax Band B (Stroud District Council). EPC – C(74).

The tenure is a share of the freehold, with a monthly service charge of £60.

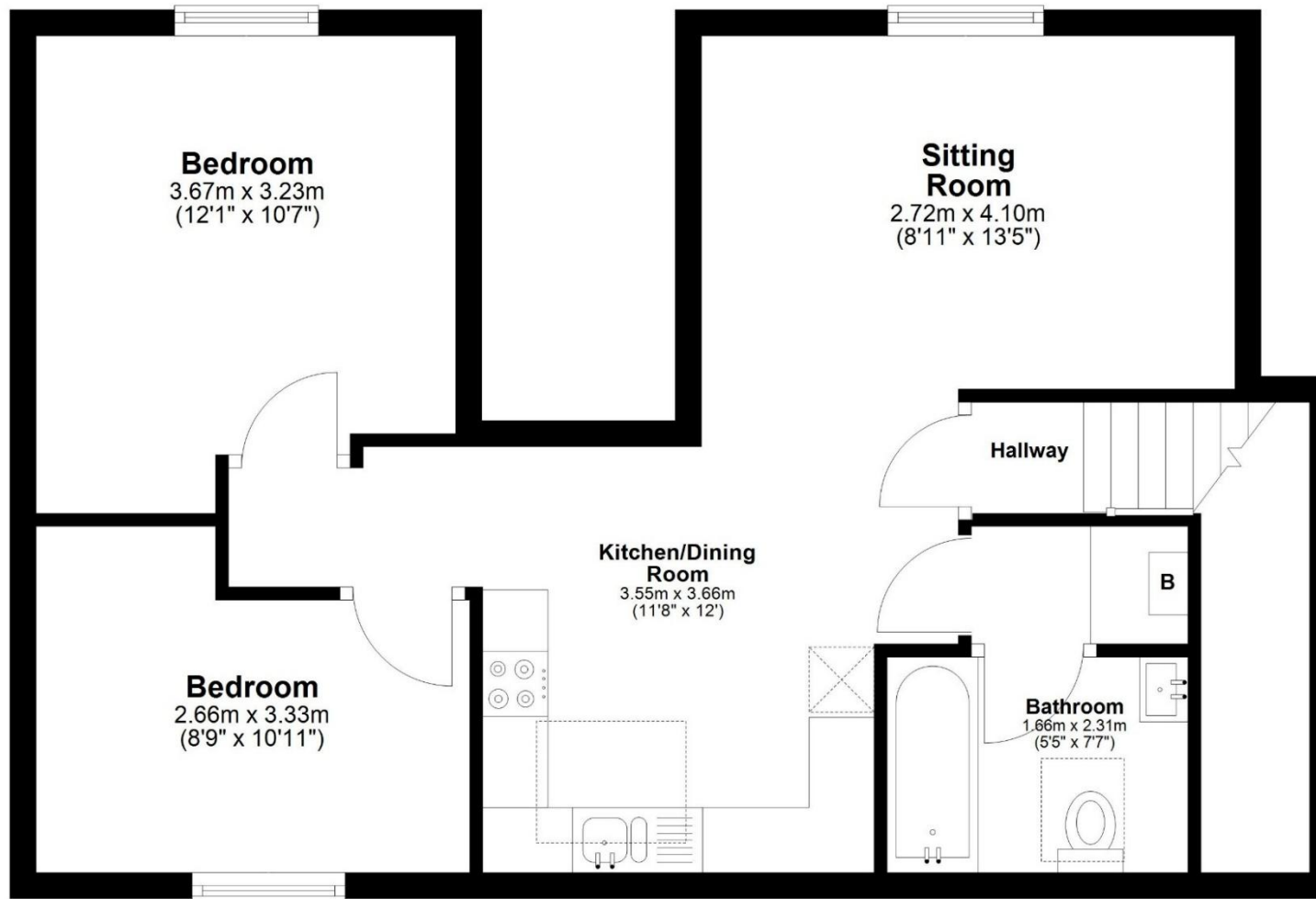
The town of Wotton-under-Edge offers a wide range of amenities, including independent retailers and supermarkets. The town also offers primary schools, the highly regarded Katharine Lady Berkeley secondary school, doctors and dentists' surgeries, an independent cinema, along with leisure facilities. There are numerous walks and cycling opportunities from the doorstep and the Cotswold Way can be enjoyed from here. Wotton-under-Edge is situated close to the M5 motorway (Junction 14) and the A38, which gives easy access throughout the Southwest.

Guide Price £185,000



Top Floor

Approx. 55.4 sq. metres (596.4 sq. feet)



Total area: approx. 55.4 sq. metres (596.4 sq. feet)