



hunter
french

Flat 9, Clarence Court, Wotton-Under-Edge, Gloucestershire, GL12 7EX

A unique opportunity to purchase a ground floor apartment situated in the desirable Clarence Court with residents parking and just a few steps away from Long Street.

Clarence Court is a centrally and favourably located development of just 16 apartments, split into four blocks, in the heart of Wotton-under-Edge. The building offers retirement living to those over the age of 60 years and has both communal gardens and a non-allocated collection of residents parking spaces. This ground floor apartment has been a much-loved home to the current owner for the past 15 years, and now offers a super opportunity for a new owner to call home.

Entering via a private front door leads into a hallway with access to all the rooms within the apartment. There is a handy cupboard that also houses the hot water cylinder. The spacious sitting room is a lovely light filled room thanks to a picture window at the front that also showcases the view across the rooftops of the town and the background of the Cotswold escarpment beyond. A connecting archway links the sitting room to the kitchen. This has a tasteful range of fitted Shaker style wall and base units providing excellent storage finished with a stone worktop. Integrated appliances include a fridge freezer, electric oven and hob. There is a Belfast sink set beneath a window that looks into the gardens and courtyard, along with space and plumbing for a washing machine.

The apartment has two bedrooms, a double and a single. The main bedroom also enjoys the pleasant view to match the sitting room and has a good selection of fitted wardrobes. The second bedroom, if desired, could also be used as a dining room or study. A modern shower room completes the accommodation with a corner shower cubicle, a wash basin set within a vanity storage unit and a W.C.

The communal gardens are very well maintained and provide different areas for sitting and enjoying throughout the day. There are a number of parking spaces around the complex that offer non-allocated parking for the residents.





We understand the property is connected to mains electricity, water and drainage. Council tax band C (Stroud District Council). The property is leasehold.

We are advised there is an annual service charge payable of £1200pa (approx.).

EPC – D(65).



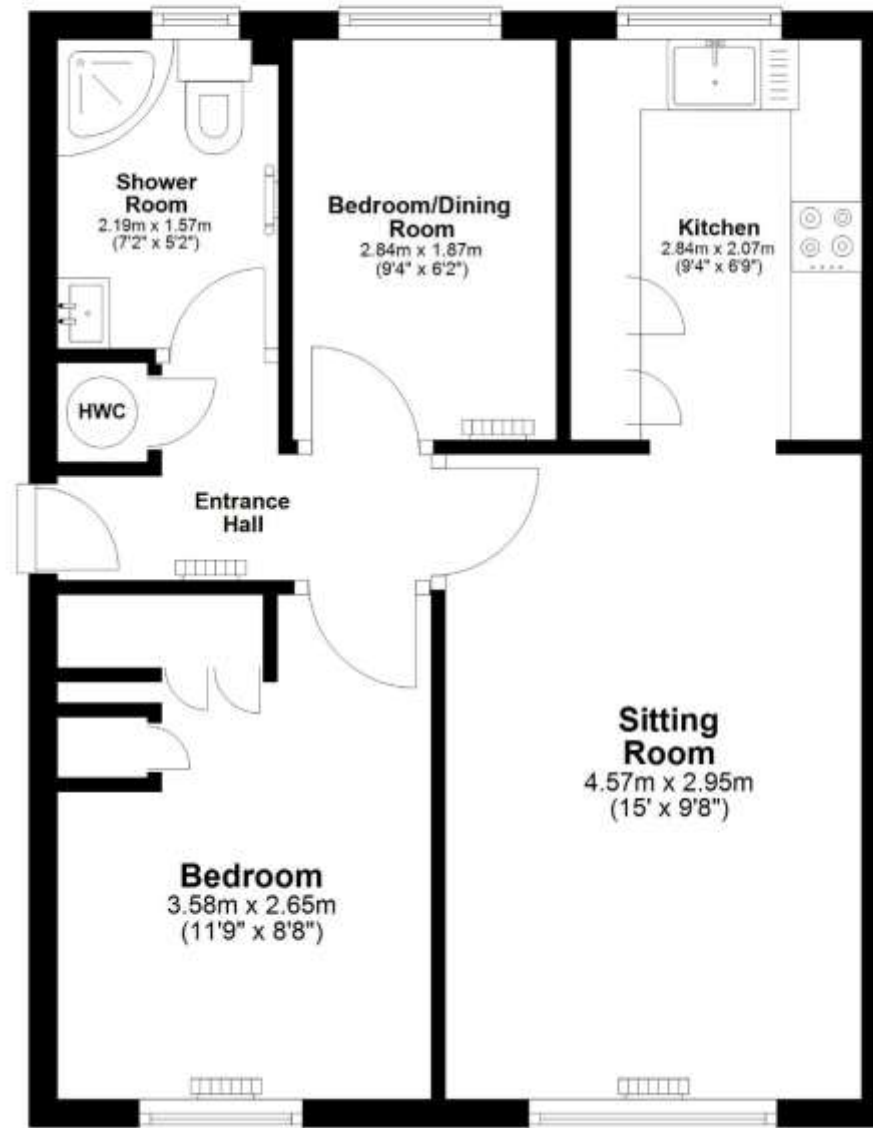
The charming market town of Wotton-under-Edge offers a wide range of amenities, including an array of independent shops, cafés, restaurants, and two supermarkets. The town also provides two primary schools, the highly regarded Katharine Lady Berkeley's secondary school, doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, with the renowned Cotswold Way weaving through the town. Wotton-under-Edge is conveniently located close to the M5 motorway (Junction 14) and the A38, providing easy access throughout the South West.

Guide Price £185,000



Ground Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



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