

hunter  
french



Flat 6, Dale House, Chantry Court, Tetbury, Gloucestershire, GL8 8DD

An immaculately presented second floor apartment with its own parking space and situated in a peaceful position in the heart of Tetbury and just a short stroll from all its' amenities.

Chantry Court is a very well-maintained development of apartments in the heart of Tetbury, solely for the occupancy of over 55's. The building is split into multiple lodges, each housing several independent apartments. The residents all have access to use the communal laundry room, the mature landscaped gardens with different seating areas dotted around the grounds and there is a guest suite for visitors to reserve should they wish to stay. The apartment has installed a 24 hour care line for emergency use and there is also a part-time house manager who ensures the smooth day to day running of the development.

The apartment is accessed from a charming central courtyard and the communal front door leads into a shared entrance hallway with stairs leading up to the second floor. The front door leads into a hallway with a spacious and useful storage cupboard. The sitting/dining room is a bright and spacious room with two windows overlooking part of the grounds of Chantry Court and beyond toward the Tetbury Trail. There is an electric fireplace that makes a natural focal point of the room and at the dining end of the room there is built in cabinetry. A sliding pocket door from the sitting/dining room leads into the practical galley style kitchen with a Velux window offering charming views across the roof tops of Gumstool Hill. There is a good range of base and wall units with undercounter lighting, and integrated units comprise an electric oven with a hob and extractor above. There is also space for an undercounter fridge.

The double bedroom is a light and welcoming room and benefits from a built-in wardrobe and further eaves storage cupboard. The shower room has been recently updated and is tiled throughout with a contemporary walk-in shower, vanity unit with a wash hand basin inset and WC.

The property benefits from an original 999-year lease with 962 years remaining. There is an annual service charge of £3973.35 (as of January 2023). We understand the property is connected to mains electricity (Economy 7), water and drainage. Council Tax Band A (Cotswold District Council).



EPC – D (67).

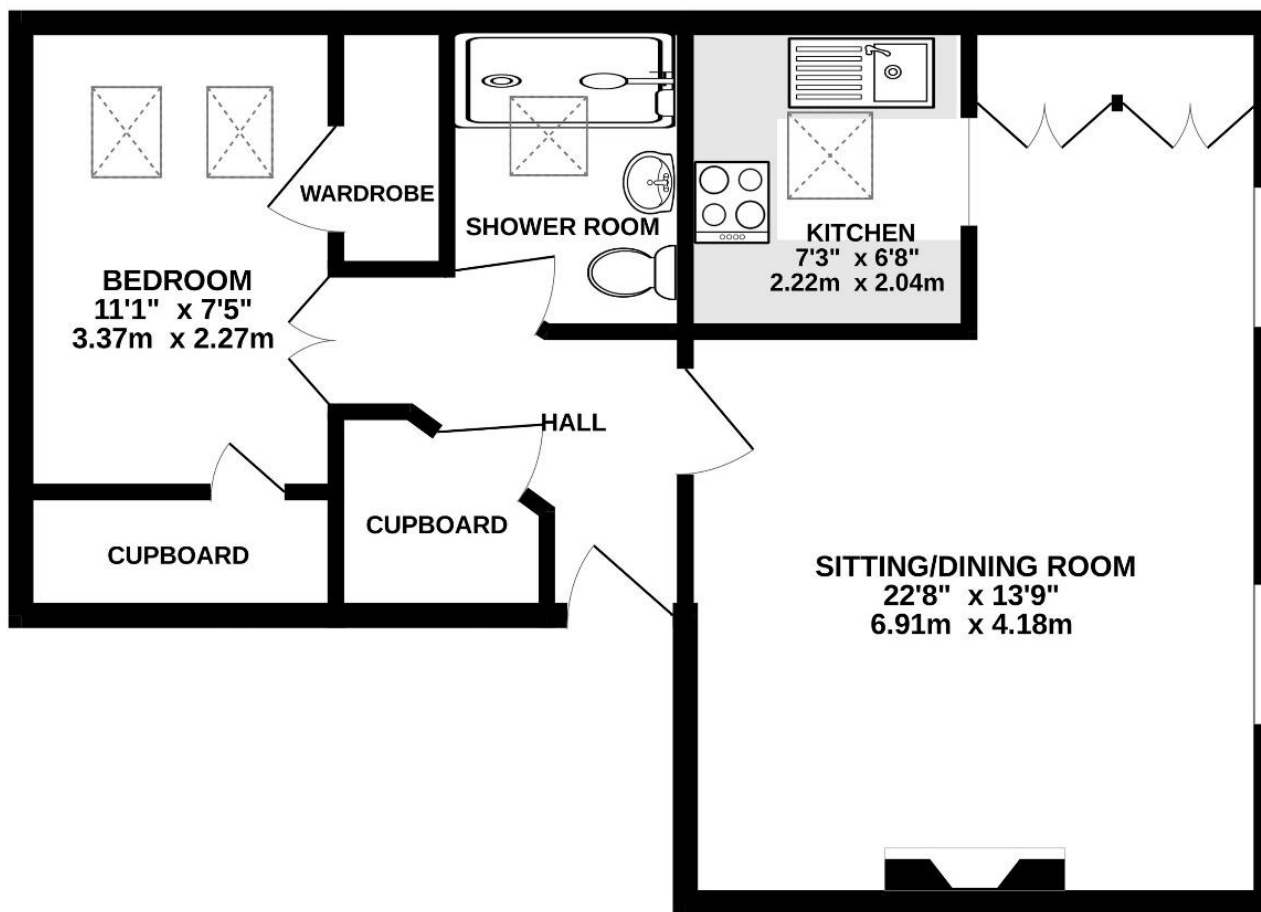
Agents note – we are informed upon the sale of this property the vendor is liable to pay the conveyancing costs of the management company's involvement.

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles north, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.



£160,000



499 sq.ft. (46.4 sq.m.) approx.