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39 Packham House, Steepleton Court, Tetbury, Gloucestershire GL8 8FQ



A versatile two-bedroom ground floor apartment situated in highly regarded Steepleton Court retirement development. Offered to the market with no onward chain.

Steepleton Court is a collection of 68 later living apartments, designed by award winning architects, Proctor and Matthews, to fit with the beauty of the surrounding Cotswolds. The apartments are spread across six buildings, which are connected by garden walkways to create a sociable later-living community. Homeowners at Steepleton are able to enjoy the on-site amenities. These include the restaurant, communal lounge, gardens, wellness spa and gym and snug area. Feeling safe is an important aspect of well-being. At Steepleton, 24-hour video entry phones and a dedicated on-site team - present for seven days a week - are part of an advanced security system that brings complete peace of mind.

Apartment 39 is situated on the ground floor of Packham House, which is situated to the rear of the development commanding a private setting. The accommodation is reached via a contemporary stable door that leads into the newly replaced kitchen and dining area. The kitchen is fitted with a range of wall and base units and boast integrated appliances including an electric oven, microwave, induction hob and a dishwasher. This space provides ample space for a dining table and also benefits from a great amount of storage due to two cupboards, one of which has space and plumbing for a washing machine and tumble dryer. An engineered oak floor runs throughout the kitchen and adjacent inner lobby, as well as the sitting room which is however currently covered with a fitted carpet, and under floor heating runs throughout the whole apartment.

The sitting room is found beside the kitchen and has a fully glazed patio door opening onto the external paved terrace that overlooks the natural pool. There is also a sliding pocket door that opens from the sitting room into the second bedroom, allowing this room to be used as study, dining room or further reception space if the bedroom was not required. The master bedroom is a comfortable double room complete with fitted wardrobes and overhead storage units, as well as a contemporary en-suite that comprises a large walk-in shower. The principal bathroom completes the accommodation and is finished with contemporary tiling, a vanity storage unit and an accessible bath with automated seat to assist bathing.





We understand the apartment is connected to mains services, gas, electricity, water and drainage. The property is leasehold on a 999-year lease, which commenced on 1<sup>st</sup> January 2018. There is a service charge of £698.23pcm (2023/24), and a £350 per annum ground rent.

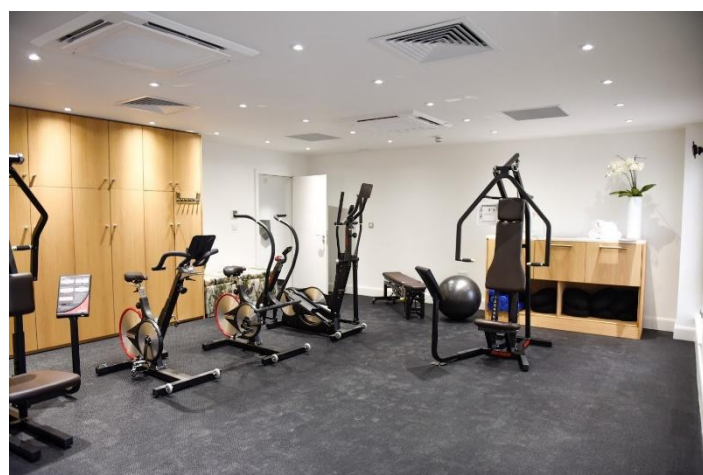
EPC – B(83).

Tetbury is an 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.

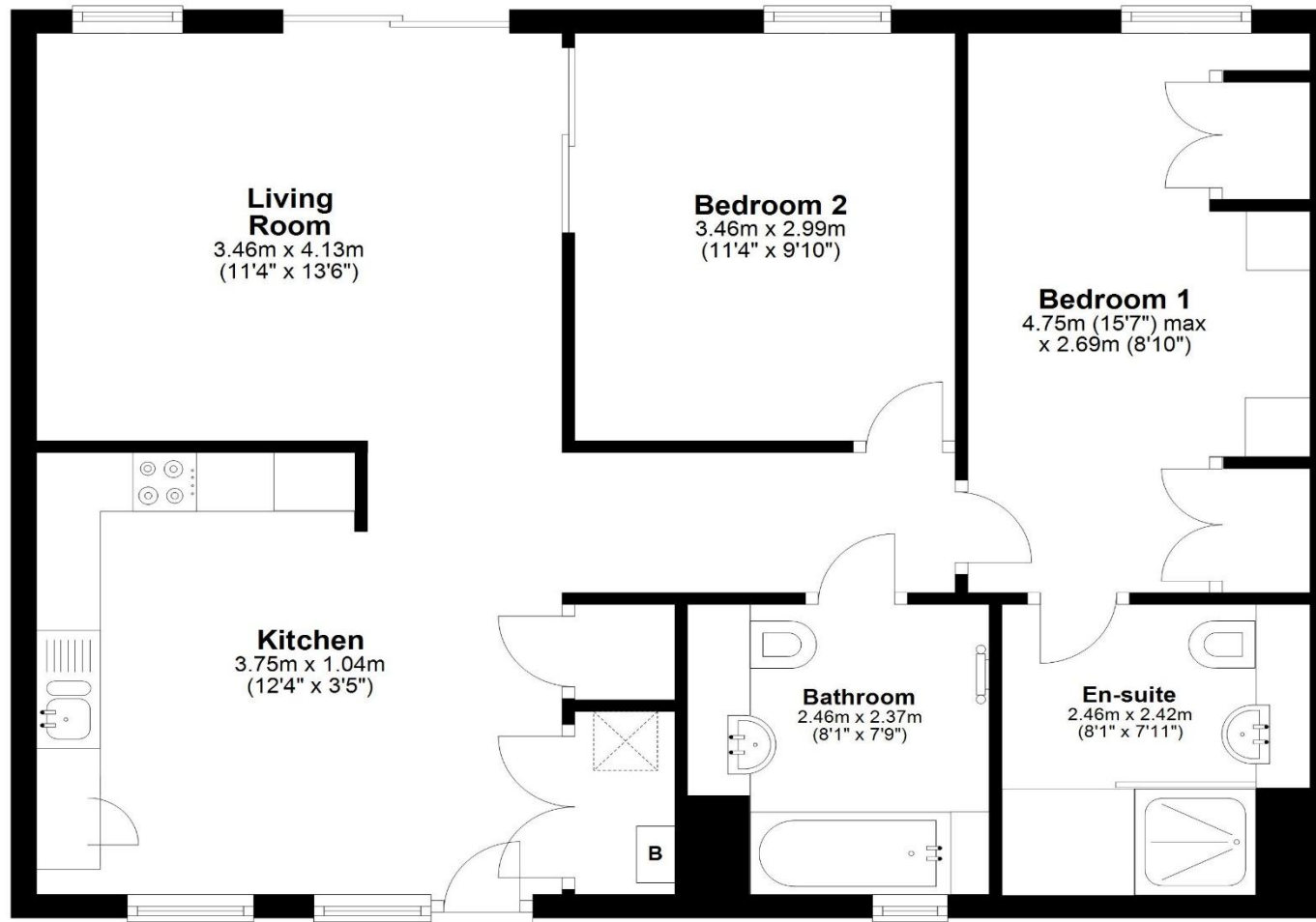


Guide Price £375,000



## Ground Floor

Approx. 73.1 sq. metres (787.3 sq. feet)



Total area: approx. 73.1 sq. metres (787.3 sq. feet)