

hunter
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Flat 12 Neilson House, Tetbury, Gloucestershire, GL8 8SZ

An exciting opportunity to acquire a two-bedroom ground floor apartment in need of updating throughout. A great opportunity for a first-time buyer to get their foot on the ladder in Tetbury, or for an investor looking to build a portfolio. No onward chain.

Neilson House stands beside its matching neighbour, Meyrick house, which were both built in 2006, set back from London Road with an easy level walk to Tetbury town centre just opposite Tesco's supermarket. The buildings benefit a private car park with allocated parking for each apartment. Number 12 benefits a hallway shared with just one neighbouring apartment, and sits in a favourable ground floor position within the property.

Entering the apartment via its private front door leads into a hallway which benefits from a handy cupboard, perfect to store shoes and coats. Continuing down the hall is the spacious open plan living/kitchen area. This room is filled with light due to the dual aspect looking to the front of the grounds. There is the fitted kitchen area with plenty of storage due to the many wall and base units, and there is an integrated hob, oven as well as a cupboard which houses the central heating boiler. There is space for a fridge freezer and plumbing for a washing machine. The rest of this room is a fantastic area to create both a dining and seating area.

There are two bedrooms across the hallway; one double and one single, both with a pleasant outlook across green space beside the building. Completing the accommodation is the bathroom which is fitted with a white suite including a shower over bath, W.C, wash basin and a store cupboard which houses the water tank and shelving for linen.

Externally, there is an allocated parking space for the apartment with well-maintained communal borders and green space.

We understand the property is connected to all mains services: gas, electric, water and drainage. Council tax band B (Cotswold District Council). The property is leasehold via Merchants Court Tetbury Management. The lease is 150 years with 131 years remaining on the lease. The annual ground rent is £201.66 paid bi-annually with a service charge of £1,926 per annum.

EPC – C(77).



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.

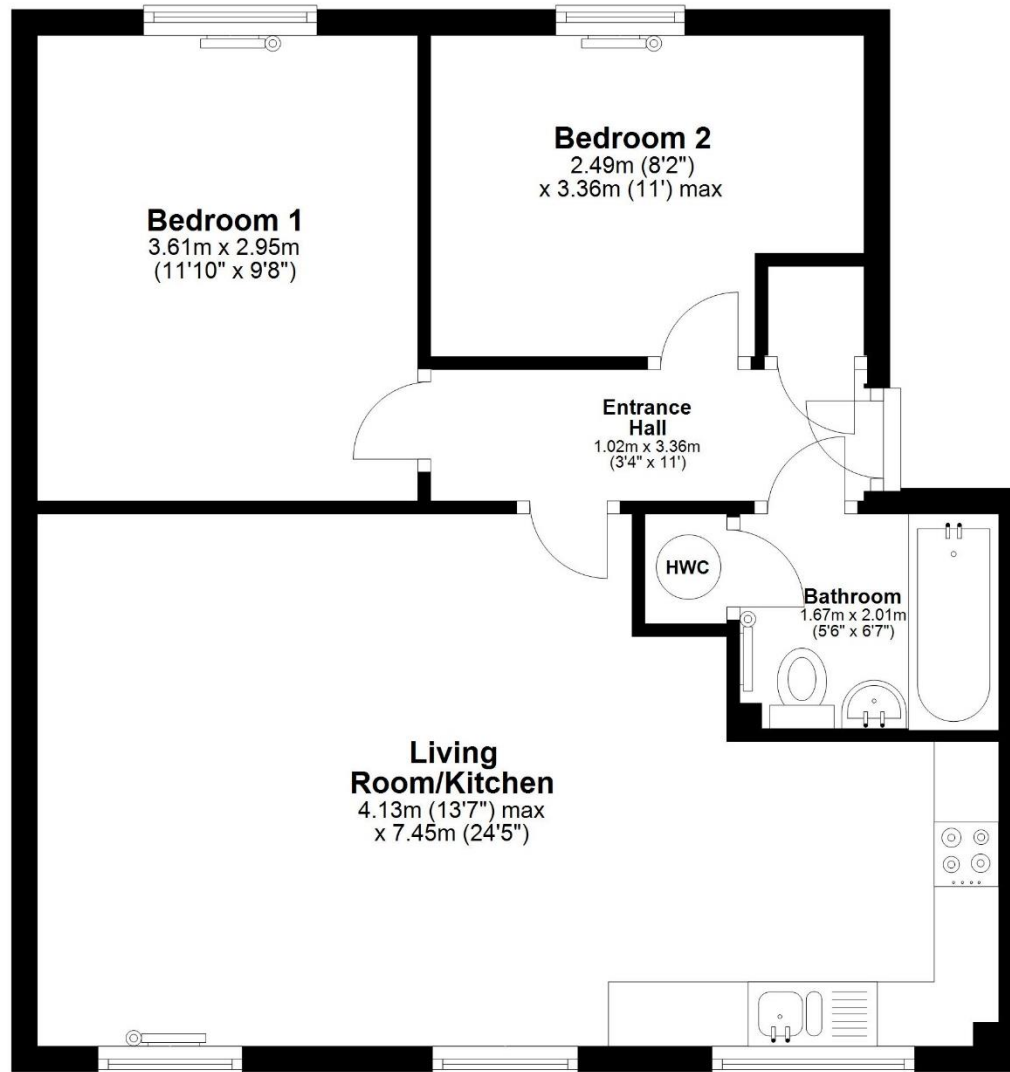
Guide Price £165,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor

Approx. 54.6 sq. metres (587.5 sq. feet)



Total area: approx. 54.6 sq. metres (587.5 sq. feet)

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