

hunter  
french



Flat 4, 8 Clothiers Close, Tetbury, Gloucestershire, GL8 8FN



A spacious, two-bedroom first floor flat situated within the Amberley Park development towards to the northern outskirts of Tetbury. Offered to the market for 25% shared ownership. A local connection to the Cotswold District is required.

The Amberley Park is an attractive collection of Cotswold homes, completed in 2018 by Bewley Homes.

The accommodation consists of generous 'L' shaped hallway with access into the open plan living room. There is space for a sitting / dining area as well as a kitchen with modern wall and base units. The sitting area is laid to carpet and enjoys a dual aspect allowing ample natural light into the property. The kitchen is laid to a white tile flooring which is low maintenance. There is space for a free-standing washing machine and fridge freezer. The property benefits from two bedrooms both of which are of a double size. Bedroom two has space for freestanding storage. The main bedroom is a generous size with space for a double bed and further space for storage. A bathroom completes the accommodation, this has been fully tiled with shower over bath, toilet and wash basin. Upon the main entrance there are two great sized storage areas.

Externally, the property benefits from a communal garden space, which is low maintenance and laid to lawn. A secure bin store and bike storage also accompany the property along with allocated parking for one vehicle.

We understand the property is connected to mains services such as; Gas, electricity, water and drainage. Council tax band B (Cotswold district council).

The property is Leasehold, the managing agents are Cottsway Housing Association Ltd. There are 93 years remaining on the lease with a monthly charge of £93.55 this charge includes the ground rent.

Monthly rent £421.23

EPC – B (83).





Tetbury is a historical 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.

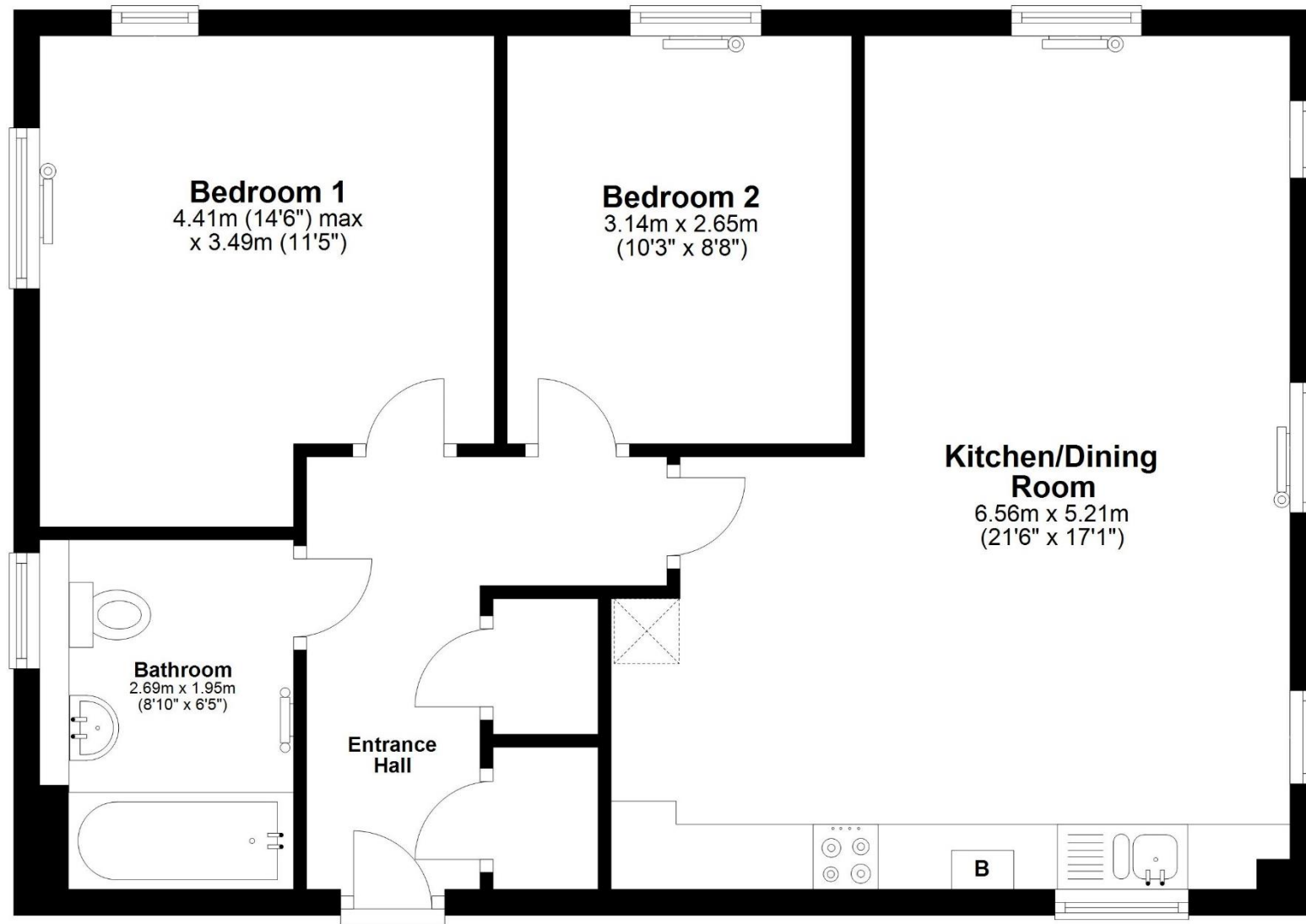
**Fixed Price £55,000**



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 83 B    | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# Ground Floor

Approx. 63.5 sq. metres (683.5 sq. feet)



Total area: approx. 63.5 sq. metres (683.5 sq. feet)

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