

hunter
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11 Prince Court, Hampton Street, Tetbury, GL8 8TP

A fantastic and rare opportunity to acquire a ground floor, two-bedroom apartment, situated in the popular Prince Court in Tetbury Town Centre. Offered to the market with no onward chain and accompanied with off-street parking and communal gardens.

Prince Court is an attractive development of twenty apartments built some 20 years ago. The building is conveniently positioned within a very short, level stroll of the town centre and boasts private parking plus westerly facing communal gardens that are beautifully kept throughout the year. This particular property extends in all to 1301sq.ft and benefits from its own private front door opening onto Hampton Street.

The property is entered via the front door into the main entrance hallway, which is a lovely reception space as well. This is a great room which could be used as either a seating area or a dining hall if desired, with French doors opening onto a patio terrace to the rear. There are two cupboards accessed from this room; one of which offers some great storage and the other houses the pressurised hot water cylinder. An internal lobby is found to one side of the room, which has a second front door into the communal hallway. The kitchen/breakfast room sits to the rear of the apartment, with a window overlooking the garden, and there are a collection of fitted wall and base units which provide ample storage, and integrated appliances include a double fan assisted electric oven and a five-ring gas hob, fridge freezer and dishwasher. There is space and plumbing for a washer/dryer along with plenty of space for a dining table and chairs. Across the hallway is the sitting room that enjoys a fantastic proportion as well as a dual aspect that fills the room with natural light.

The property benefits from two bedrooms, both of which are of a double size. The master bedroom is accompanied by a separate dressing area with fitted wardrobes as well as an en-suite bathroom that has both a separate bath and a walk-in shower. The second bedroom is another good double, which could also be a great study if required. A principal shower room completes the accommodation with a double width shower cubicle, W.C and wash basin.

Externally there is a patio area directly outside the apartment which provides a great area to enjoy the sunshine ahead of stepping onto the communal gardens. The gardens enjoy a westerly aspect and are wonderfully maintained with a mixture of shrubs, flower beds and lawned areas. There is a communal bin store, and the property benefits from one parking space situated within the main carport area providing covered parking.



The property is on a 999-year lease with 976 years remaining. There is a monthly service charge of approximately £270pcm. As an owner of the property, a purchaser will own a share of the freehold. The property is connected to all mains services including gas, water, drainage and electricity. Council tax band D (Cotswold District Council).

EPC – Awaited.

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 £385,000



Ground Floor

Approx. 120.9 sq. metres (1301.7 sq. feet)



Total area: approx. 120.9 sq. metres (1301.7 sq. feet)