

hunter  
french



Flat 1 East Lodge, Chantry Court, Tetbury, Gloucestershire, GL8 8DD



An immaculately presented, one bedroom apartment situated in a fantastic central location within Tetbury.

Chantry Court is a development of apartments for occupants over the age of 55. The residents all have access to a communal laundry room as well as fantastic communal gardens and there is a guest suite for visitors to reserve if they wish. Within the apartment is a 24-hour care line installed for emergency use and a part-time housing manager ensures the smooth day to day running of the development. This apartment is situated in East Lodge within Chantry Court, which is a quiet block towards the rear of the property and enjoys a pleasant outlook across the gardens and Tetbury Trail.

The private front door leads into an entrance hallway with a handy storage areas, before flowing into an inner hall which provides access to the sitting room, bedroom and family bathroom, along with another useful storage cupboard. The sitting room enjoys a large picture window that captures the views and there is a focal fireplace with an electric fire plus plenty of space for furniture. Beside this room is the modern kitchen which is fitted with base and wall units and an integrated dishwasher, electric hob and oven. There is also space for an under-counter fridge and freezer. Across the hallway is the bathroom which is of a generous size with an electric shower over the bath, wash basin and W.C. A large cupboard houses the hot water cylinder as well as providing linen and towel storage. Completing the accommodation is the main bedroom. This is a light and airy room also benefiting from views over the gardens, and benefits from fitted wardrobes.

The property is leasehold on a 999-year lease with 962 years remaining. There is a monthly service charge of £358.38.

We understand the property is connected to mains electricity, water and drainage and a communal laundry room. Council Tax Band B (Cotswold District Council).

EPC – D (60)



Guide Price £139,950



*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.*

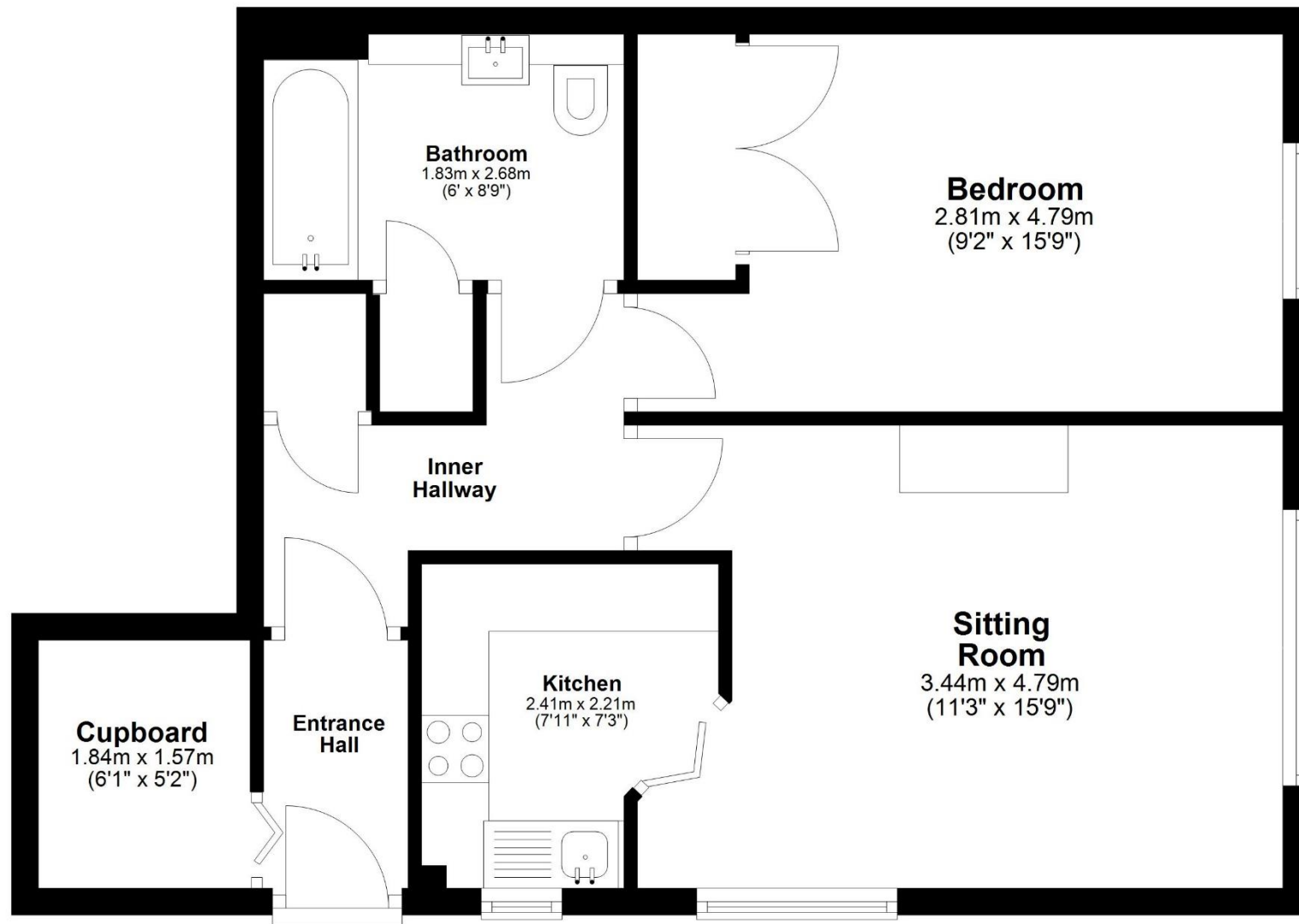
Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. 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.



# Ground Floor

Approx. 51.1 sq. metres (550.2 sq. feet)



Total area: approx. 51.1 sq. metres (550.2 sq. feet)

**Tetbury Office**  
2 London Road  
Tetbury  
GL8 8JL

**Town and Country Specialists**

01666 505068  
tetbury@hunterfrench.co.uk  
www.hunterfrench.co.uk

