



hunter
french

12 Helena Court, Tetbury, Gloucestershire, GL8 8PG

A unique Grade II listed maisonette situated within Helena Court, a characterful former brewery just a short stroll from the town centre. The property features three bedrooms, off-street parking and is offered to the market with no onward chain.

Converted in the 1980's, Helena Court is an impressive Cotswold Stone former brewery in the heart of the town. The building now comprises 20 unique apartments that all have access to beautifully kept, south facing landscaped gardens. Apartment 12 is on the top floor, accessed by both a lift and stairs, and the accommodation is arranged over two levels. It's situation within the building commands great independence and have far reaching views across the countryside that surrounds the town. In total, the accommodation reaches 1340sq.ft.

Upon entering the property, an entrance lobby leads into a welcoming and generously sized hallway that features an attractive turned staircase, along with doors to the sitting room, the first of the three bedrooms and a bathroom. The sitting room is a characterful room with a prominent focal fireplace that has a stone surround, plus light fills the room owing to the dual aspect with windows to both the front and rear of the property. A connecting door opens into the galley style kitchen, fitted mainly with base units and providing space for a freestanding range style cooker. At the far end of the kitchen is a practical utility area, housing the gas boiler and further space and plumbing for a washing machine and space for a fridge freezer.

The bedroom on this floor is a good-sized double, with a built-in cupboard and a connecting door allows the principal bathroom to work as a 'Jack n Jill' to allow for an en-suite setup if desired. The bathroom comprises a white suite including a shower over the bath, a W.C and hand basin.

Rising to the first floor the entire space has pitched, vaulted ceilings that showcase exposed beams and give a pleasant charm to the space. There are two double bedrooms accessed either side of a galleried landing, which could easily create a home office space if needed. Both bedrooms have windows to the southerly aspect that show off the views, and look over the gardens. The master bedroom is accompanied by an en-suite bathroom including bath, wash hand basin and WC. Externally, residents benefit from beautifully maintained communal gardens to the rear, and this property also comes with a single garage.

Services: We are informed the property is connected to all mains services water, drainage, gas, and electricity. Council Tax: Band E (Cotswold District Council).



The property is leasehold on a 999 year lease. The management company is called Barn Owl Court Management, and we are advised there is a monthly charge of £258, which includes the ground rent.

EPC: Exempt - (Grade II Listed).

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.

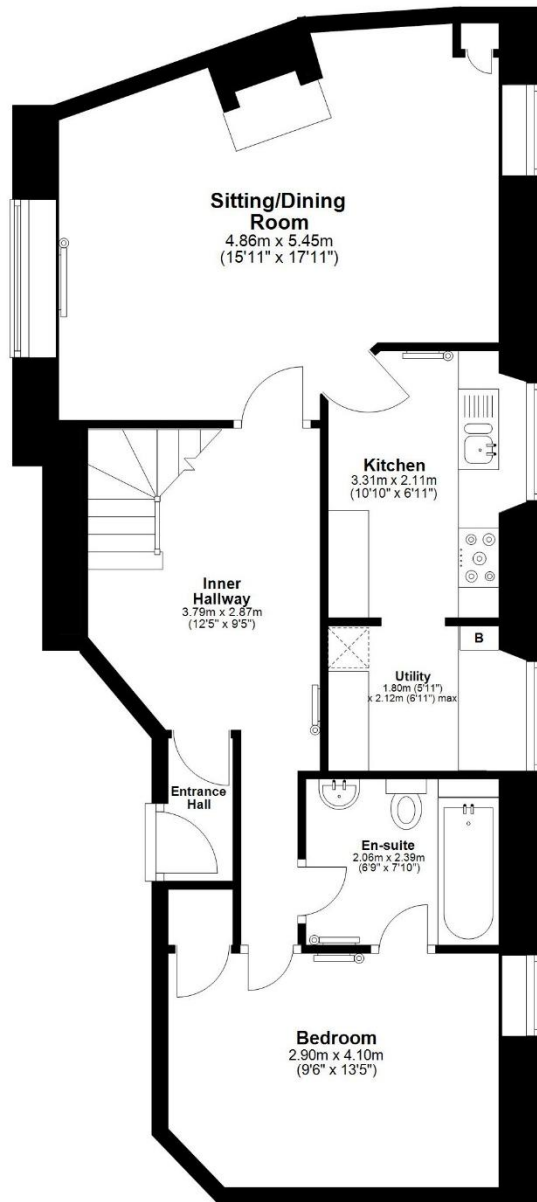


Guide Price £375,000



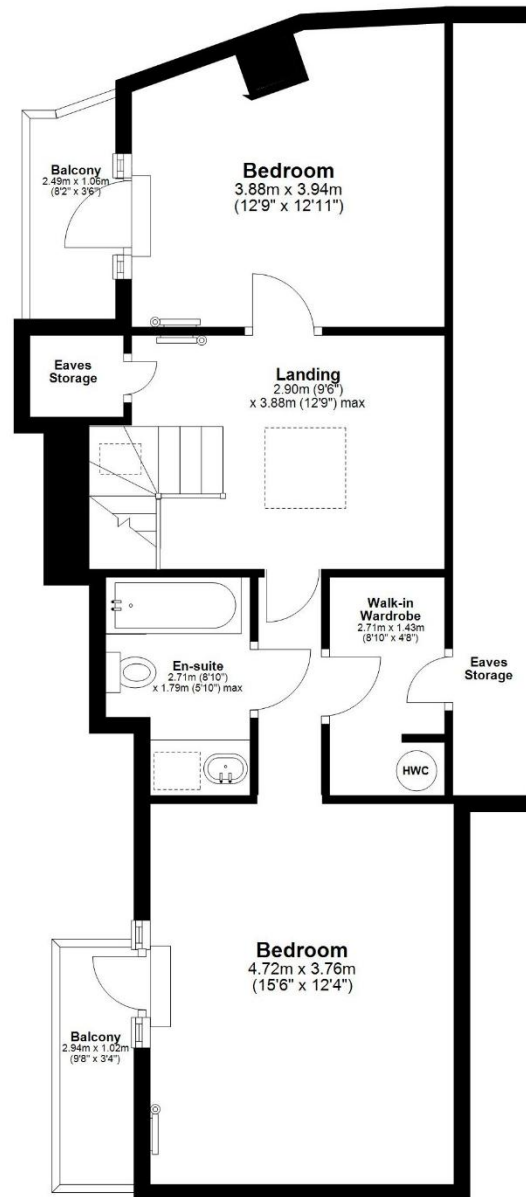
Second Floor

Approx. 67.7 sq. metres (728.7 sq. feet)



Third Floor

Approx. 56.8 sq. metres (611.3 sq. feet)



Total area: approx. 124.5 sq. metres (1340.0 sq. feet)

