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Flat 1, Avon House, Chantry Court, Tetbury, Gloucestershire, GL8 8DD

Situated in the heart of the town, just a short level walk of all the amenities, a one bedroom over 55's apartment.

Chantry Court is a very well-maintained development of apartments in the heart of Tetbury, solely for the occupancy of over 55's. The building is split into multiple lodges, each housing several independent apartments. The residents all have access to use a communal laundry room, very attractive gardens with multiple benches and areas to dine outside in the warmer months, plus a guest suite available for any visitors to book.

Apartment 1, Avon House is on the ground floor and benefits its own private front door onto the historic Market Place. The accommodation commences via an entrance hall which has doors to the living room and bedroom. The spacious living room features a focal fireplace and a charming bay window to the front. There is three quarter height panelling around the room and a further door to the kitchen, as well as the rear hall. The kitchen is fitted with a range of wall and base units with space for an under counter fridge and oven.

The bedroom is of double size with another charming bay window, and fitted wardrobes. There is a bathroom to the rear of the property, which has doors to both the bedroom and inner hall, and has a suite comprising an electric shower over the bath. The rear inner hall has a cupboard and a door that connects to the communal hallway of Chantry Court.

We understand the property is connected to mains electricity, water and drainage. Council tax band B (Cotswold District Council).

EPC – Exempt (Grade II Listed).

The apartment is leasehold. Chantry Court is subject to a yearly management fee of £3,517.75 (2022/23).

Agents Note – we are informed upon the sale of this property the vendor is liable to pay the management company a fee calculated at 5% of the sale price. This is used to settle the fees of the estate agents, solicitor and any other relevant cost relating to the sale.



Tetbury is an historic Wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HRH The Prince of Wales, 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 £120,000



