

hunter
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17 Prince Court, Tetbury, Gloucestershire, GL8 8TP

A fantastically spacious, three-bedroom, second floor apartment situated within a gated complex with well-maintained gardens, private parking and no onward chain.

Prince Court is a 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. The apartment has been home to the current owner for the last nine years, and is now offered to the market with no onward chain.

The accommodation is accessed via an entrance lobby, with two useful storage cupboards, which then flows into the welcoming main hallway. From here there are double doors opening into the spacious living room that allows areas for both sitting and dining. This room benefits from a dual aspect with four windows that let in lots of natural light and provide outstanding views across the Tetbury recreational ground and the beautiful Gloucestershire countryside beyond. Adjacent to the living room there is a separate kitchen with a good range of fitted wall and base units providing excellent storage as well as space for a breakfast table. Integrated appliances comprise a dishwasher, fridge freezer, double oven and a gas hob, as well as space and plumbing for a washing machine.

Continuing through the apartment there are three bedrooms with the master bedroom situated at the end of the hall which is fitted with double wardrobes and accompanied by a contemporary ensuite bathroom that comprises a walk-in shower and a separate bath. Bedroom two is another good sized double and bedroom three is a single, which would also make a great study. To complete the accommodation there is a modern shower room positioned between bedrooms two and three, plus an airing cupboard housing the hot water cylinder. The loft space can be accessed from the hallway and has a loft hatch with a drop-down ladder to a boarded loft with lighting.

The building is accompanied by exceptionally maintained communal gardens comprising well stocked flower borders, a lawn area and a collection of specimen trees. There are electrically operated double gates that lead to a private carport and there is also an enclosed communal bin store.



Prince Court is subject to a service charge of £268pcm (2023). The apartment is leasehold on a 999-year lease with 978 years remaining. We understand the apartment is connected to all mains services: gas, electricity, water and drainage. Council tax band D (Cotswold District Council).

EPC – C(75).

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.

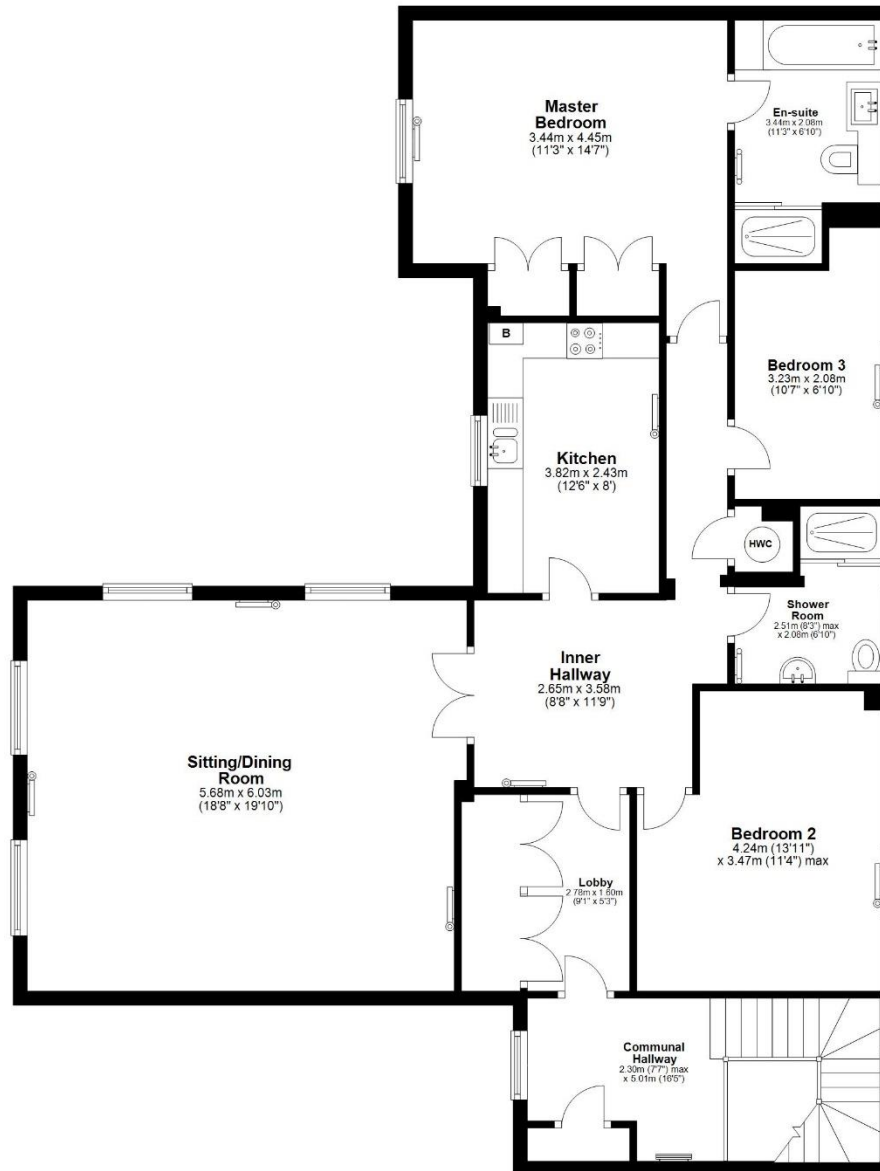


£395,000



Top Floor

Approx. 128.5 sq. metres (1383.4 sq. feet)



Total area: approx. 128.5 sq. metres (1383.4 sq. feet)

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