

The Flat, 52b Long Street, Tetbury, Gloucestershire, GL8 8AQ

Grade II Listed three-storey apartment
Centrally located in this Cotswold market town
Deceptively spacious with wonderful character
Stylishly updated interior
Open plan kitchen/living room
Two double bedrooms
Two en-suites
Low maintenance courtyard area
Private ground floor entrance
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £359,000

Approximately 1,271 sq.ft

‘This substantial three-storey apartment boasts magnificent character and has been stylishly updated to incorporate two double bedrooms and an open plan living space’

The Property

This stylish apartment is discreetly located in the very heart of the Cotswold market town of Tetbury with an abundance of amenities available straight from the doorstep. Grade II listed and dating back to the late 17th Century, the property showcases magnificent character including original wide-board oak flooring, flagstone flooring and exposed timber beams. The property is deceptively spacious offering around 1,270 sq.ft. of accommodation which has been beautifully upgraded and reconfigured in recent years. This impressive home is ready to move into and presented superbly throughout.

Tucked down a communal passage away from the public eye, the apartment is fully self-contained benefitting from its own ground floor entrance. The ground floor opens to an entrance hall with a wonderful galleried staircase above and a downstairs WC/utility room. On the first floor, the spacious reception room is arranged as open plan to incorporate a sitting room, dining area and kitchen. The Italian fitted kitchen is equipped with a large breakfast bar and a range

of contemporary units carefully colour matched to the stone mullion windows whilst integrated appliances include a Quooker tap, Elica induction hob, dishwasher, and fridge/freezer. There are two bedrooms arranged over the first floor and the top floor, both with en-suites. The principal bedroom suite features an impressive timber vaulted ceiling and the en-suite facility boasts both a free-standing bath and large walk-in shower. Externally, there is a small courtyard garden area at the front. On street parking is available within the local vicinity.

Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Voted by Country Life magazine recently as the third most desirable town in the



country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking. Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and King Charles' Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

Additional Information

The property is Leasehold with a lease of 999 years commenced in 2001. There is a service charge of £700 p/a and ground rent of £50 until 2051 which will increase by £50 every 50 years. Permission must be acquired from the Freeholder in relation to pets or rentals. The property has mains gas fired heating, mains drainage, water and electricity. The property is Grade II listed and located within a conservation area and the Cotswold Area of Outstanding

Natural Beauty. There are rights of ways for neighbouring properties through the front courtyard. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Cotswold District Council Tax Band B.

Directions

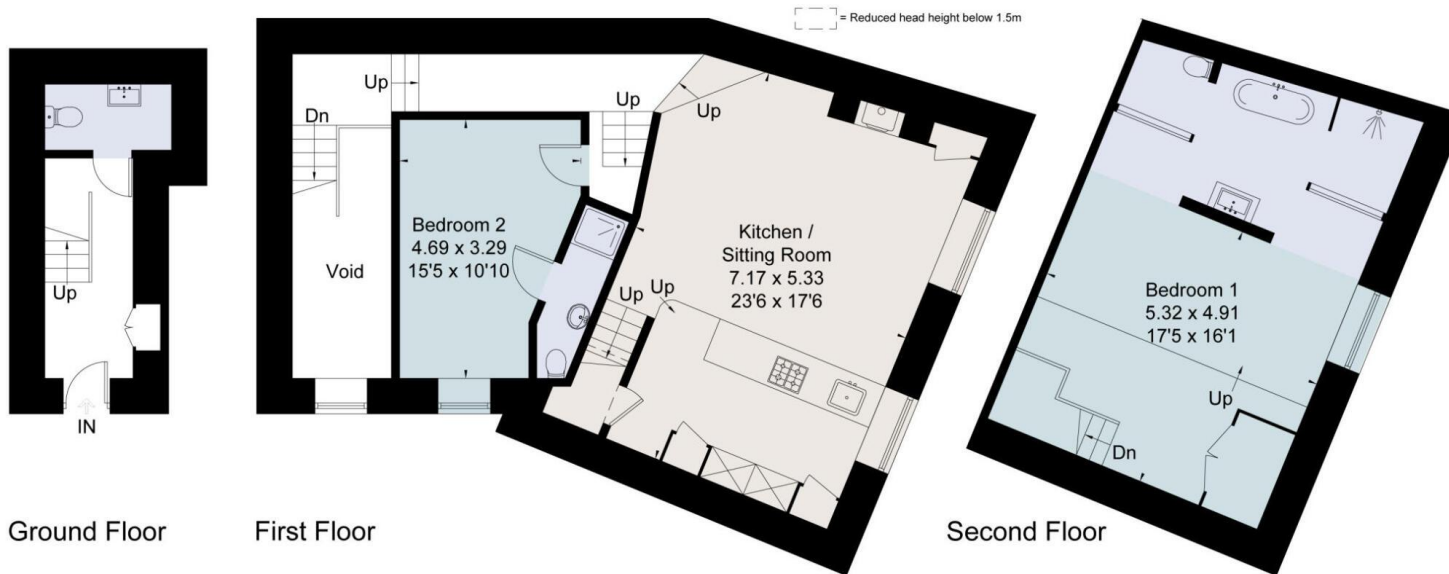
The property is situated in the heart of Tetbury. Head from the market place down Long Street and the property can be accessed through the passage beside the No.52 Antiques shop on the left hand side just before the junction with New Church Street.

Postcode GL8 8AQ

What3words: ///tend.improving.waltzes



Approximate Area = 118.1 sq m / 1271 sq ft
Including Limited Use Area (2.7 sq m / 29 sq ft)
(Excluding Void)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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