



hunter  
french

Flat 3 Meyrick House, Tetbury, Gloucestershire, GL8 8SZ

This well-presented and centrally located first-floor apartment benefits from spacious accommodation throughout, off-street parking, and is within a short stroll of local shops and amenities.

Meyrick House is one of two purpose-built properties, constructed in 2006. This particular apartment is located on the first floor and benefits from private off-street parking and communal gardens. The accommodation extends to approximately 803 sq. ft.

The property is entered via a private front door from the first-floor hallway, which leads into the apartment's entrance hall. There is a handy cupboard providing storage for shoes and coats, along with access to all rooms and an airing cupboard housing the hot water cylinder with additional shelving. The hallway leads past the three bedrooms, two of which are double in size, with the principal bedroom benefiting from fitted wardrobes and an en-suite shower room. The third bedroom is single in size and is currently used as a study/hobby room.

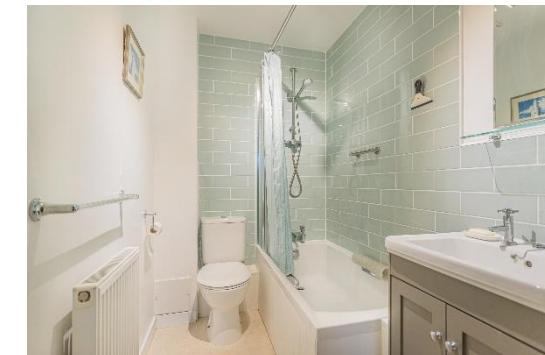
The living accommodation is located at the end of the hallway and comprises a dual-aspect living room with an adjacent kitchen. The fully fitted 'U'-shaped kitchen boasts a range of wall and base units with a granite-effect laminate work surface throughout. Integrated appliances include a washing machine, dishwasher, gas hob, extractor hood, and electric oven, with space for a freestanding fridge freezer. The generous living room provides space for both sitting and dining areas, with natural light flowing in from windows on both sides of the building.

The principal bathroom completes the accommodation and is fitted with a white suite comprising a bath with shower over, WC, and wash basin set within a useful vanity storage unit. The room is finished with contemporary tiling.

Externally, there is parking for one vehicle along with low-maintenance communal gardens long with a secure bike storage facility.

We are informed that the property is connected to all mains services: water, electricity, gas, and drainage.

EPC – B (82).



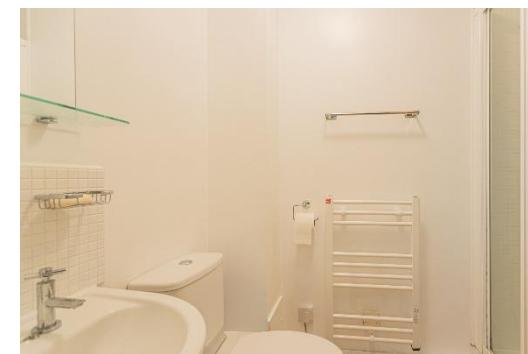
The property is leasehold with a 150-year lease, approximately 130 years of which remain. There is a service charge of £2,245 per annum and a ground rent of £202, payable annually (2026). Council Tax band C (Cotswold district council).

## Situation

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its royal association with HM King Charles III, whose country home is nearby at Highgrove House. It also hosts the highly anticipated and well-attended annual Woolsack Race, held each May on Gumstool Hill. The charming and quintessential town centre offers a wide range of amenities, including cafés, boutiques, pubs, and restaurants. Essential services, such as a supermarket and both primary and secondary schools, are located within the town.

Kemble Station, on the mainline to London Paddington, is approximately 7 miles to the north, and both the M4 and M5 motorways are equidistant to the south and west respectively, providing convenient transport links to Bath,

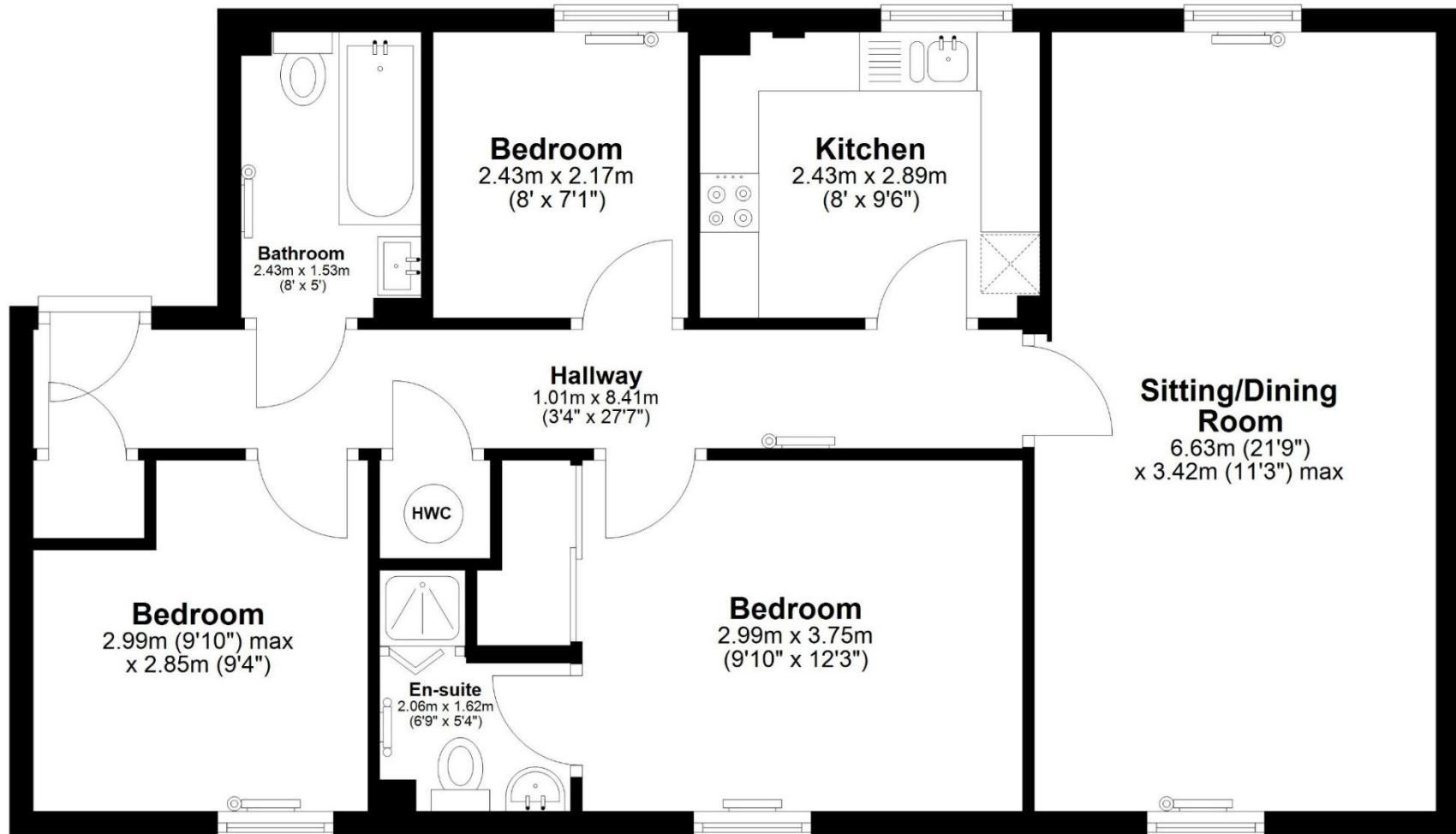
**Guide Price £225,000**



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# First Floor

Approx. 74.6 sq. metres (803.0 sq. feet)



Total area: approx. 74.6 sq. metres (803.0 sq. feet)

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