



hunter
french

Flat 4, 12 Chipping Street, Tetbury, Gloucestershire, GL8 8FU

Situated on the first floor of an impressively converted period building, a two-bedroom apartment with impressive features.

The Old Mill sits prominently in Tetbury town centre, just a short stroll away from the collection of cafes, boutiques and independent shops that line Church Street, Long Street and the Market Place. The building was converted in recent years into a development of six apartments, all finished to a high specification with modern necessities such as en-suite bathrooms and contemporary kitchens with integrated appliances. The building also benefits a lift to access all floors.

This first floor apartment is a particularly impressive property owing to the full height mullioned windows across the front of the building. Two of these windows are within the living space, aiding the already spacious, open-plan room with a great amount of natural light. The third window is within the entrance lobby making a great first impression on arrival within the apartment. The living room combines the kitchen, sitting and dining areas with a wooden floor running throughout entire space. The kitchen sits to one end of the room and has a range of fitted wall and base units that include a peninsula with space for dining stool. The expected range of integrated appliances are found within the kitchen, which include an oven, hob and extractor hood plus a fridge freezer, dishwasher and washing machine. There are two double bedrooms found to the rear of the apartment, both benefitting en-suite bathrooms, and the master has a walk-in wardrobe too. We understand the property is connected to mains services including electricity, water and drainage.

The property is leasehold on a 250-year lease, the ownership will include a share of the freehold. There is a service charge of £75.58pcm.

We are informed that there is no restriction on using the apartments for use as a holiday let.

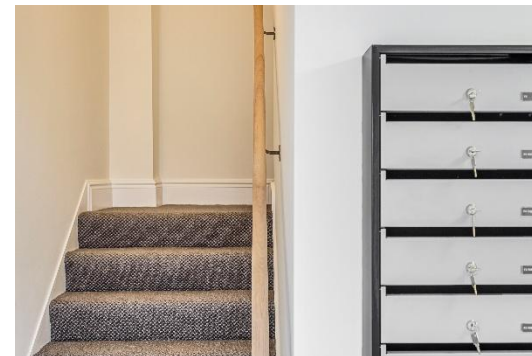
EPC – C(79).



Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is well known for its royal association with HM King Charles III, whose country home, Highgrove House, is nearby. The charming and quintessential town centre offers many amenities including cafés, boutiques, pubs, and restaurants. Essential services such as a supermarket, and both primary and secondary schools, are also found within the town.

Kemble station, on the mainline to London Paddington, is just c.7 miles to the north, while both the M4 and M5 are equidistant to the south and west, respectively, providing convenient transport links to Bath, Bristol, and London.

Guide Price £260,000





First Floor

Approximate Floor Area = 81.2 sq m / 874 sq ft