

Flat 4, Clarence Court, Wotton-Under-Edge, Gloucestershire, GL12 7EX

An exciting opportunity to purchase a two bedroom first-floor apartment situated in the desirable Clarence Court with residents' parking and just a few steps away from the centre of town. Offered to the market with no onward chain.

Clarence Court is a centrally and favourably located development of just 16 apartments, split into four blocks, in the heart of Wotton-under-Edge. The building offers retirement living to those over the age of 60 years and has both communal gardens and a non-allocated collection of residents parking spaces. This first-floor apartment has been a much-loved home to the current owner since it was built and now offers a super opportunity for a new owner to call home.

This particular apartment is reached via a communal front door into a lobby area with a turned staircase at the far end ascending to an open landing area. This is a lovely space filled with natural light from the glazed sliding doors which open to a Juliet balcony.

The apartment's front door opens into the central hallway with access to all the rooms. There is a handy cupboard that also houses the hot water cylinder. The sitting room is a well-proportioned and light filled room with a view across Clarence Courts main courtyard. The kitchen sits at the rear of the apartment and has a good range of wall and base units, along with integrated appliances comprising an electric oven and hob with extractor above along with space for a fridge/freezer and space and plumbing for a washing machine.

The apartment has two double bedrooms with the main bedroom also enjoying the pleasant view to match the sitting room. The second bedroom is a versatile space and is currently used as a dining room. A modern shower room completes the accommodation with a corner shower cubicle, a wash basin set within a vanity storage unit, a W.C and a heated towel radiator.

The communal gardens are very well maintained and provide different areas for sitting and enjoying throughout the day. There is a separate practical area with a washing line and an allocated outside store for the apartment. There are a number of parking spaces around the complex that offer non-allocated parking for the residents.



















We understand the property is connected to mains electricity, water and drainage. Council tax band C (Stroud District Council). The property is leasehold on a 999-year lease.

We are advised there is an annual service charge payable of approximately £1800pa as of 2026.

EPC – TBC.

The charming market town of Wotton-under-Edge offers a wide range of amenities, including an array of independent shops, cafés, restaurants, and two supermarkets. The town also provides doctors' and dentists' surgeries, an independent cinema, and leisure facilities. There are numerous walking and cycling opportunities from the doorstep, with the renowned Cotswold Way weaving through the town. Wotton-under-Edge is conveniently located close to the M5 motorway (Junction 14) and the A38, providing easy access throughout the Southwest.

Guide Price £198,000

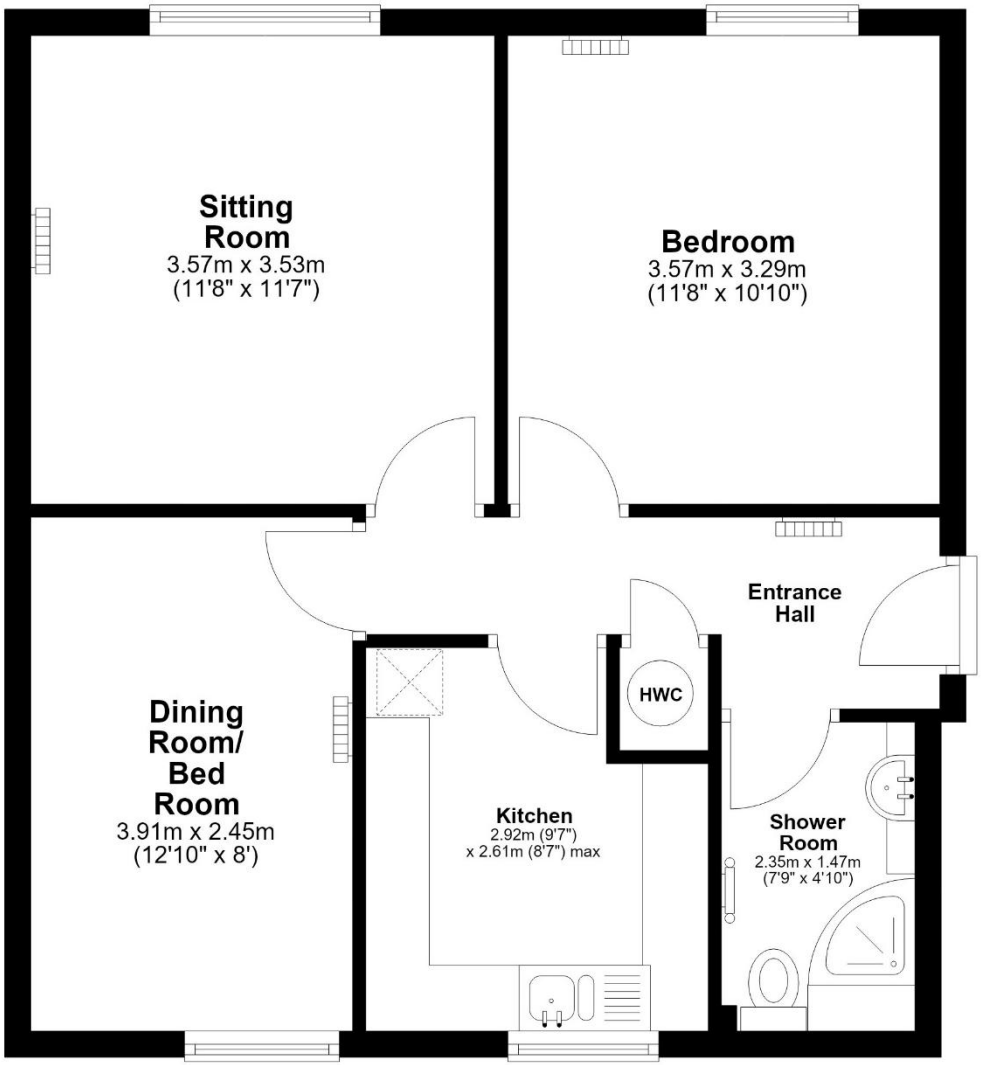






First Floor

Approx. 52.0 sq. metres (559.3 sq. feet)



Total area: approx. 52.0 sq. metres (559.3 sq. feet)

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