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Flat 6 Neilson House, Tetbury, Gloucestershire, GL8 8SZ

This well-presented, three-bedroom ground-floor apartment is ideally situated within walking distance of Tetbury's amenities and is accompanied by off-street parking and a communal garden area.

Neilson House is one of two purpose-built buildings constructed in 2006, within an easy walk of the town centre and directly opposite the Tesco superstore. This particular apartment benefits from well-appointed ground-floor accommodation extending to approximately 750sq.ft.

The apartment is approached via a communal entrance hallway with an entry phone system, leading through the private front door into a central, welcoming hallway. All rooms are arranged off this hallway, with the living areas to the front and the bedrooms to the rear. The spacious open-plan sitting/dining room is a bright and comfortable space, providing ample room for sofas and a dining table and chairs. The adjoining U-shaped fitted kitchen is well equipped with integrated appliances, including a dishwasher, fridge freezer, washer, gas hob, and electric fan-assisted oven.

The property features three bedrooms, two of which are doubles. The principal bedroom benefits from built-in wardrobes and is complemented by an en-suite shower room, with views over the communal garden. The second double bedroom is currently arranged as a dressing room and also features fitted wardrobes. Bedroom three is a single room, presently used as a study. A bathroom completes the accommodation, fitted with a white suite including a shower over the bath.

Externally, there is allocated parking for one vehicle, plus communal bin and bike storage facilities. The communal gardens wrap around both buildings and are mainly laid to lawn.

The property is connected to mains water, drainage, gas, and electricity. Leasehold with a 150-year lease (approximately 130 years remaining). Service charge: £2,245 per annum. Ground rent: £202 per annum (review due 2026). Council Tax Band C (Cotswold District Council).

EPC Rating: C (79).



Tetbury is a historic wool town set within the Cotswolds Area of Outstanding Natural Beauty. The town is well known for its royal association with King Charles III, whose country residence, Highgrove House, is located nearby. Tetbury also hosts the popular annual Woolsack Races, held each May on Gumstool Hill. The charming town centre provides an excellent range of amenities including cafés, boutiques, pubs, restaurants, a supermarket, and both primary and secondary schools.

For transport links, Kemble railway station (approximately 7 miles north) offers a mainline service to London Paddington. The M4 motorway and M5 motorway are easily accessible, providing convenient routes to Bath, Bristol, and London.

Guide Price £249,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

