

## Flat 3, Talbot Apartments, Tetbury, Gloucestershire, GL8 8DD



Located in Tetbury town centre this spacious one-bedroom apartment occupies a portion of a notable Grade II Listed property, benefitting a private entrance, off-street parking and use of a generous communal garden. Offered to the market with no onward chain.

**Guide Price £185,000**

Talbot Apartments, formally known as The Talbot is believed to date back to 1580 when it was first noted as a beer house. In latter years it has been a hotel and then a coaching inn during the 19<sup>th</sup> century. The Grade II listed building is a very notable part of Tetbury's town centre, standing proud on the Market Place at the top of the renowned Gumstool Hill. The property now comprises a collection of apartments and number 3 sits to the rear of the building, on the ground floor, boasting its own private front door accessed along the gravelled driveway entrance.



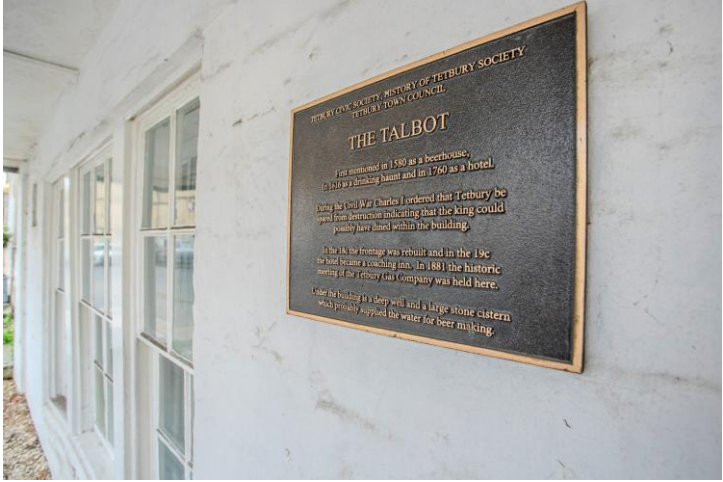
Rising a couple of steps to the front door, the accommodation is commenced via the triple aspect kitchen/dining room. This space comprises a range of fitted wall and base units with integrated appliances that include a undercounter freezer, a washer/dryer, electric oven and an induction hob with extractor hood. There is also space for a freestanding fridge freezer, and one half of the room offers ample space for a dining table. There is a natural stone tiled floor which flows throughout this room and into both the inner lobby and the bathroom that sit beside the kitchen. The lobby has a useful fitted cupboard that houses the gas central heating boiler, as well as space for storage, and an adjacent door leads into the sitting room. This is a spacious room with a double sash window complete with a window seat on one wall, and a bespoke fitted entertainment unit with shelving and cupboards. There is a laminate, wood effect floor fitted throughout, which also flows into the bedroom beside the sitting room. The bedroom is of double proportion with useful fitted wardrobes running along one side. Completing the accommodation, the bathroom comprises a white suite with a shower over the bath, and the room benefits metro tiling along one wall. All the windows throughout the apartment have very discreet secondary glazing fitted, allowing the charm of the wooden frames to show through.



The generous communal garden can be found beyond the gravel parking area, where the apartment has its own allocated space. The garden has a great decked terrace looking out onto the valley that the Tetbury Trail runs through. The garden is a great place to sit and enjoy the summer months.









### Services

The property has a share of the freehold and a lease of 999 years that commenced in 2005. The building management is Talbot Management Co Ltd which is managed through the residents. The annual ground rent is £30, and there is a management fee of £162.58 paid monthly which includes maintenance and repairs of the shared grounds, building insurance and contributes to a sinking fund.

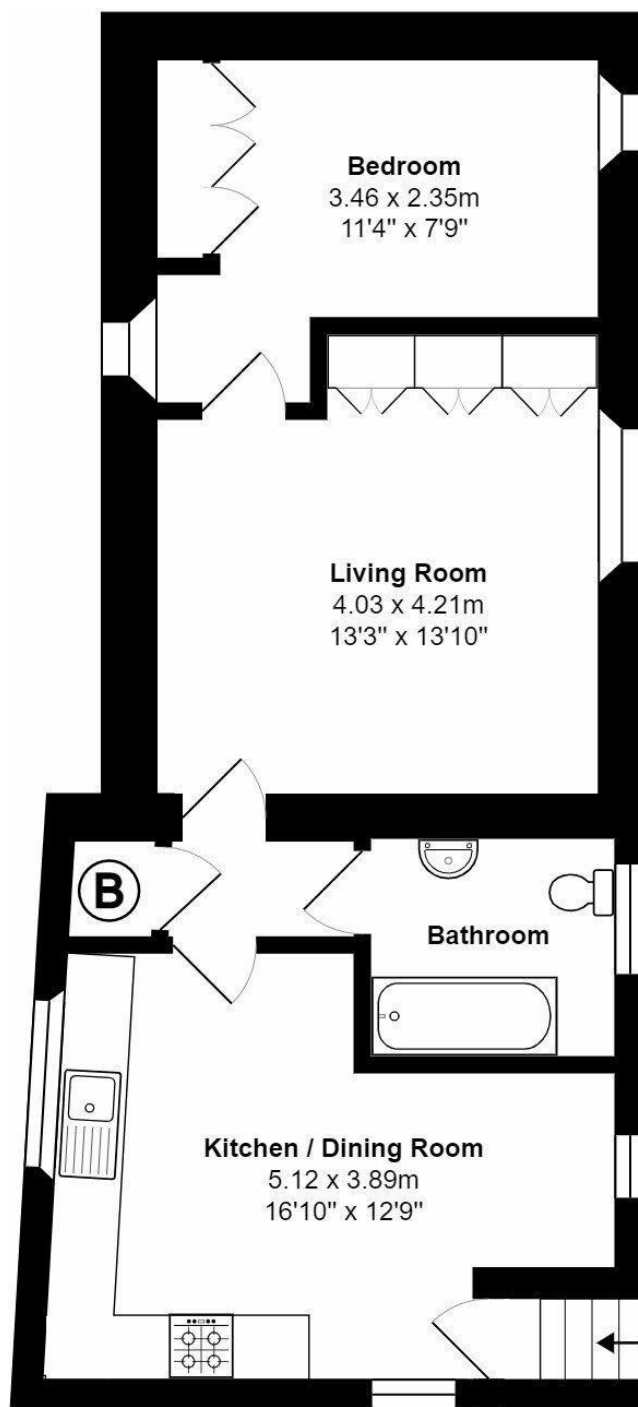
We understand the property is connected to all mains services: gas, electricity, water and drainage. Council tax band B (Cotswold District Council). The apartment is leasehold but also own a share of the freehold.

EPC – D(64).

### Situation

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.



**Ground Floor**

Total Area: 52.6 m<sup>2</sup> ... 567 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Important Notice

Hunter French, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hunter French have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

**Tetbury Office**  
2 London Road  
Tetbury  
GL8 8JL

**Bath City Office**  
6 Balustrade  
London Road Bath  
BA1 6QA

**Corsham Office**  
3 High Street  
Corsham  
SN13 0ES

**Devizes Office**  
12 St John's Street  
Devizes  
SN10 1BD

**Frome Office**  
19 Paul Street  
Frome  
BA11 1DT