



JAMES PYLE<sup>Co.</sup>

Chantry Court

15

3 Avon House, Chantry Court, Tetbury, Gloucestershire, GL8 8DD

Grade II Listed Second Floor  
Apartment  
Age restriction applies  
2 Bedrooms  
Large Living Room & Kitchen  
Ideal location in town centre  
Delightful Communal Gardens  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £175,000**

Approximately 698 sq ft

‘Situated within the heart of Tetbury overlooking the Market Place, a Grade II Listed apartment in a small select development conveniently located for many amenities’

### The Property

This second floor apartment is set within a Grade II Listed historic building in an ideal town centre location overlooking Tetbury Market Place within striking distance to many shops and eateries making it an ideal second home opportunity. The property forms part of Chantry Court, a small select development conveniently located for many amenities. The character accommodation extends in all to 698 sq.ft. and is accessed via stairs up from a communal entrance hall. The apartment comprises a hallway serving a large living/dining room with fireplace through to a fitted kitchen, two double bedrooms and a bathroom.

The development has its own well maintained communal gardens, a main reception area, on site laundry and a part time warden plus a 24hr Care Line for emergency use if needed. Further facilities include a guest suite for overnight visitors available for a nominal sum if needed.

### Situation

Tetbury is a thriving historic Cotswold market town with much of it dating back to the 17th and 18th Centuries. The town has a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Waitrose at Malmesbury and Cirencester.

Voted by Country Life magazine recently as the third most desirable town in the country, Tetbury is situated within an Area of Outstanding Natural Beauty and is surrounded by delightful Cotswold Countryside where there are ample opportunities for walking and other countryside pursuits.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is



within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is the beautiful Forest Commission run Westonbirt Arboretum and Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular fast services to London and other regional centres.

### Tenure, Services & Information

We understand the property is Leasehold with Economy 7 electric storage heating, mains drainage, water and electricity. The property has the benefit of the remainder of an original 999 year lease commenced in 1986. In addition to the communal gardens, the apartment has use of other communal facilities which include a laundry room, visitors bedroom suite, and part-time house manager. A monthly service charge covers the management of the development, maintenance and cleaning of communal gardens and areas including window cleaning, warden service, Care Line, the laundry room, buildings insurance, water

rates and drainage costs. The current 2023 service charge is £331.58 pcm. Age restrictions apply: Purchasers must be 55 years or over and under the terms of the lease. Retirement Properties Ltd make a 5% charge to the seller for the resale and this fee covers solicitor and estate agency fees.

### Directions

Chantry Court is located just off the town centre at the top of Gumstool Hill with a gated entrance. SAT NAV GL8 8DD

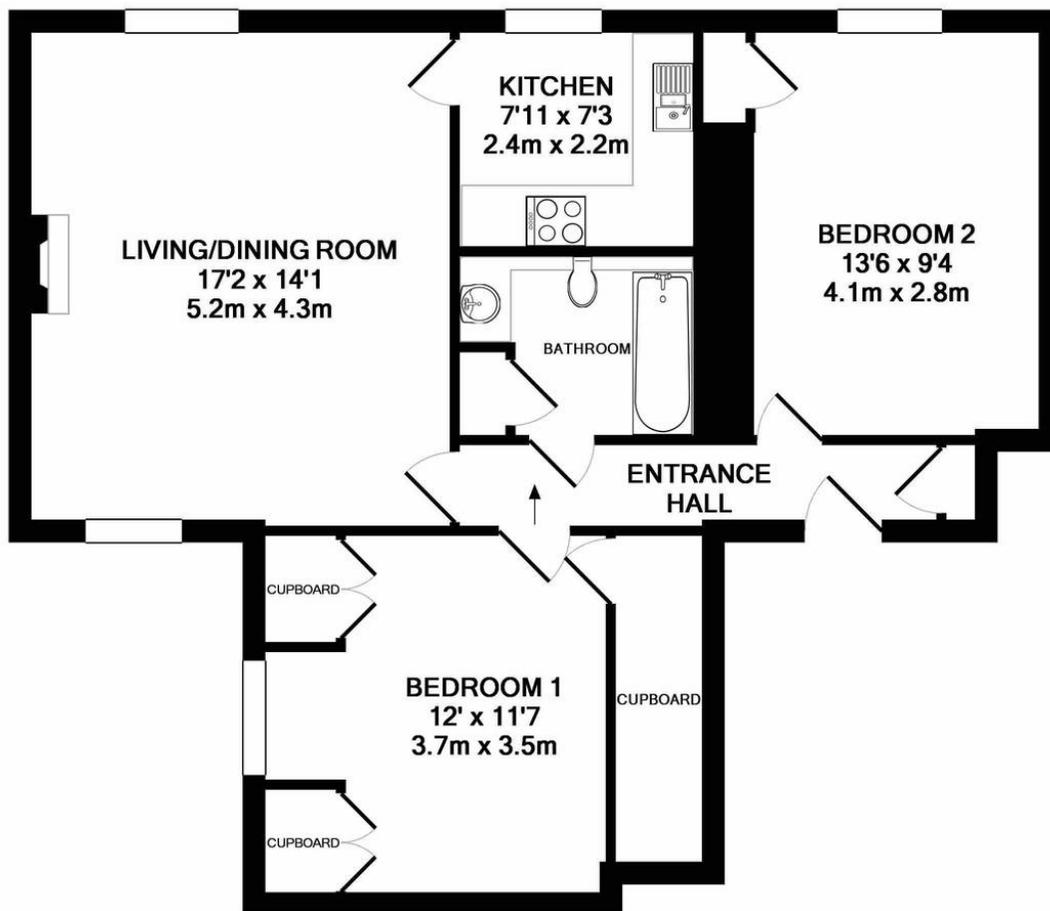
### Local Authority

Cotswold District Council

### Council Tax Band

C £1,799





TOTAL APPROX. FLOOR AREA 698 SQ.FT. (64.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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