



JAMES PYLE^{CO.}

2 Cavendish House, Chantry Court, Tetbury, Gloucestershire, GL8 8DD

- First floor apartment
- Light and airy accommodation with new carpets
- 1 bedroom
- Rare advantage of off-road parking
- Beautiful landscaped communal gardens
- Town centre location with superb choice of shops and restaurants from the doorstep
- Also easy access to countryside walks

 **JAMES PYLE & CO.**

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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £130,000

‘A light and airy apartment set in the very heart of town with parking and a beautiful large communal garden with access straight into the countryside’

The Property

2 Cavendish House is a light and airy first floor apartment located in the very heart of the Cotswold market town of Tetbury just a moments' walk to an array of shops and eateries including the market place which still hosts a traditional twice-weekly market. The property has the very rare advantage of an off-road parking space allocated within a gated courtyard setting adjacent to the apartment. Whilst enjoying such a central location, the apartment has the benefit of a large communal garden which has been beautifully landscaped with various sun terraces positioned along a meandering path through trees and vibrant flower beds. This path leads down to a rear gate access straight onto the former railway line, now a wonderful area for the public to enjoy exploring a network of paths throughout the adjoining countryside and home to Tetbury Goods Shed, a well-regarded café, art gallery and theatre venue. The apartment makes an ideal Cotswold bolthole in addition to a primary residence.

The apartment is entered through a ground floor

stairway shared by only one other apartment, and leads up to the private entrance hall. The accommodation extends in all to 521 sq.ft. and has been newly re-carpeted. The principal living room is dual aspect filled with natural light through a lovely bay window which overlooks Tetbury's famous Gumstool Hill. Adjoining the living room, there is a kitchen which is well-fitted with an electric hob, oven/grill, 1.5 bowl sink and space for undercounter appliances. The apartment has the benefit for excellent built-in storage with both double wardrobes and a large walk-in cupboard adjoining the bathroom which is ideal for storing coats, shoes and other household items. The bathroom is fitted with a generous shower unit. The bedroom is double sized.

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 2022 service charge is £293.14 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

The property is located just off from the Market Place, turn into Gumstool Hill and then immediately locate the entrance to Chantry Court on the right. Sat nav postcode GL8 8DD

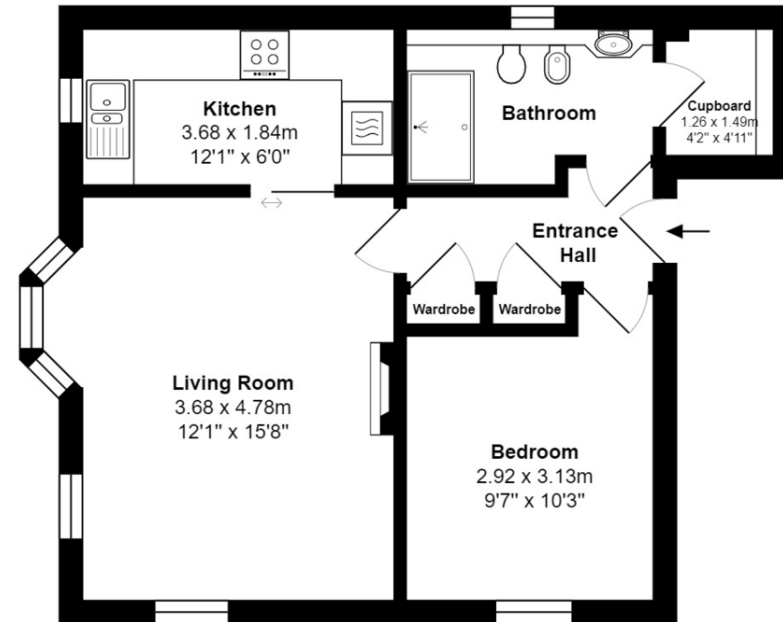
Local Authority

Cotswold District Council

Council Tax Band

B £1,574





First Floor

Total Area: 48.4 m² ... 521 ft²

All measurements are approximate and for display purposes only

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

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