

Flat 4 , Dale House, Chantry Court, Tetbury,
Gloucestershire, GL8 8DD

Price £225,000



kw **VICKY JONES**

kw
KELLERWILLIAMS



This spacious split level first floor apartment is right in the heart of this beautiful Cotswold town with direct access to all of the restaurants and independent shops that Tetbury has to offer whilst being tucked away, providing a haven of tranquility. It's in a stunning complex of only 20 apartments available exclusively to those aged over 55.

The Highgrove estate, the King's country residence is just a few miles away.

The apartment comes with well maintained communal gardens - the perfect spot for a morning coffee or evening sundowner!

This large property is in one of the most stylish postcodes in Gloucestershire and would be ideal as either a second home or primary residence for those over 55.

There's also a part-time house manager on hand overseeing the day-to-day running of the development and there to offer support to homeowners.

The property was completely renovated in early 2022 including rewiring and new consumer unit, new silent electric boiler for the central heating, all new radiators and a new hot water system. There's toasty underfloor heating in the bathroom and hallway too. All good green energy choices.

This large dual aspect reception room has oodles of space for living and dining.



Fitted kitchen with integrated slimline dishwasher and large fridge freezer and a useful boiler tap. The refurbishment has been done to a high standard and is ready to move into or use as your lock up and leave.





On the first level is the large sitting room, kitchen, two storage cupboards in the hallway and a good sized second bedroom with built in wardrobes. Electric central heating throughout.



Stairs to the bathroom and large double bedroom bedroom with beautiful feature bay window and plenty of space to add fitted wardrobes





The bathroom has a full sized bath with shower attachment and there's easy access to the loft with a pull-down ladder.

The photo on the left shows the bedroom bay window from the pretty courtyard. In the courtyard you can also access the laundry room and there's a guest room if you want to host larger gatherings!

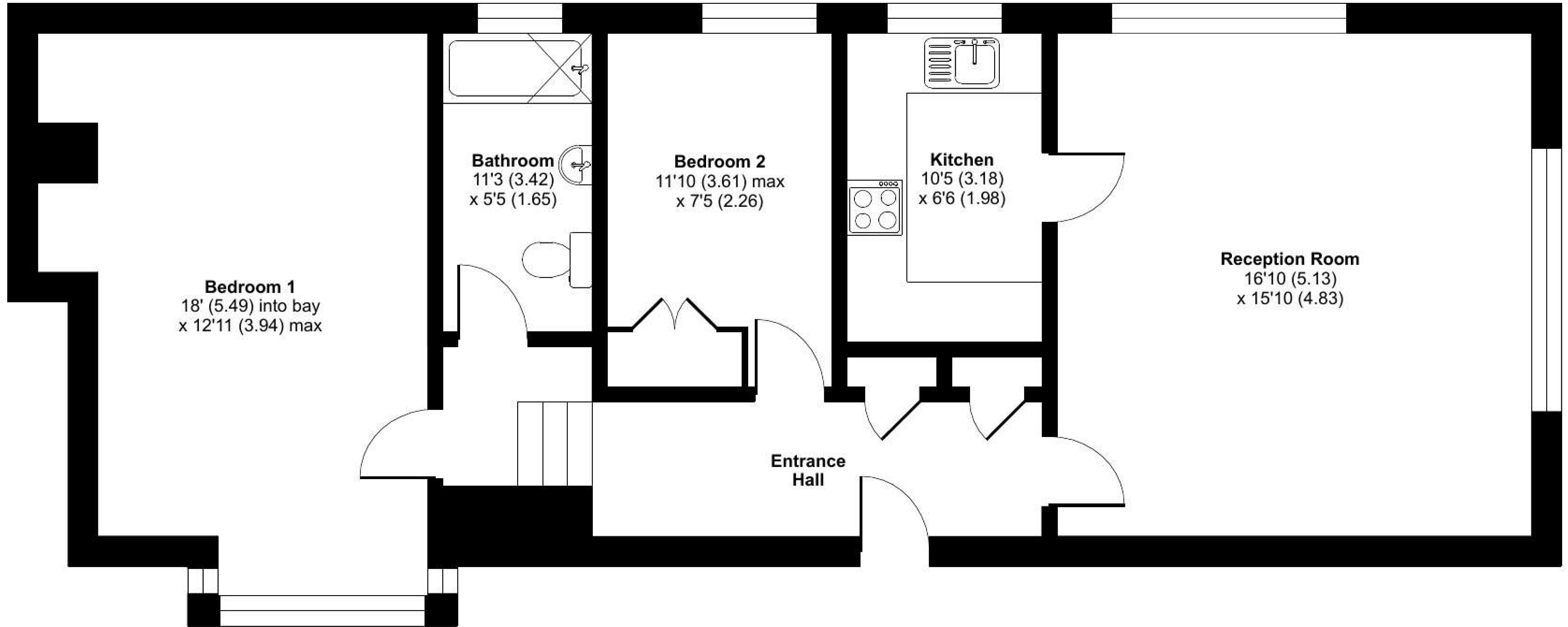
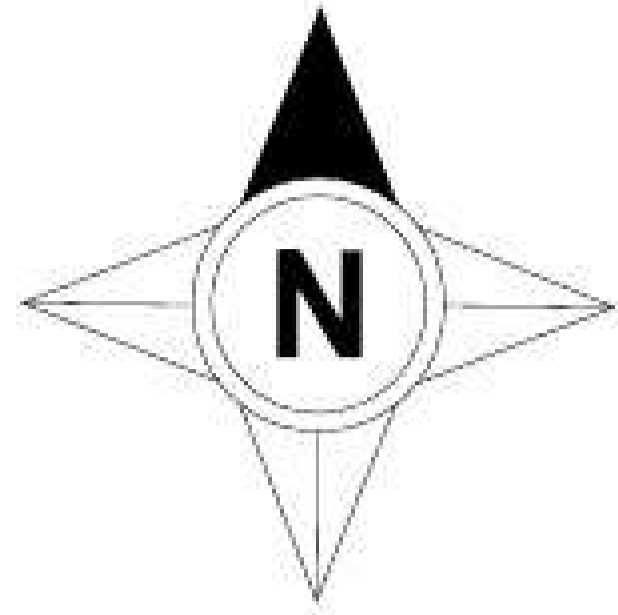
There's also a 24 hour care line - just in case.



Dale House, Chantry Court, Tetbury, GL8

Approximate Area = 835 sq ft / 77.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Vicky Pember. REF: 1042823





The gardens are a delight - a real “secret garden” in the heart of town.

There’s an area to sit and share a bottle of wine or have a coffee. There’s even a hide at the bottom of the garden to sit in the warm and quietly watch the wildlife.



About Tetbury

Tetbury is a small Cotswold market town with big appeal and most notable for it's Royal neighbours, King Charles III and Queen Camilla. Situated in an area of outstanding natural beauty, it's an eclectic and lively place to live, with everything on tap.

For second homers, you could be here on a Friday evening enjoying tapas at Lola's wine bar or one of our many other fine eateries, followed by a walk in the Cotswolds countryside on Saturday or pottering around the lovely independent shops. Maybe a trip to the arboretum or to the Beaufort Polo club to watch a game of polo, or a pampering day at the Calcot Spa. If golf is your thing, a round of golf at Minchinhampton golf club. For Sunday maybe a walk and a roast dinner in a proper country pub.

Tetbury has probably the biggest percentage of antique shops per square mile anywhere in the UK, along with a range of independent interior and fashion boutiques, and enough delis, cafes and restaurants to keep any foodie very happy.



Transport Links

Tetbury is less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Kemble Railway Station is only a 10 minute drive away and has regular fast services to London and other regional centres.

Tenure & Services Leasehold - 961 years left

Ground rent £0 per year

Annual service charge £3600

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 C

Retirement Properties Ltd is entitled to receive a fee calculated at 5% of the sale price out of which it settles the fees of the estate agents, solicitor and any other relevant cost. The vendor will therefore receive 95% of the sale price.

**Call Vicky Jones on
07974 411570 or
email
vicky.jones@kwuk.com**



DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Keller Williams has the authority to make or give any representation or warranty in respect of the property. We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.