

PerryBishop

PROPERTY MADE PERSONAL

East Lodge, Chantry Court, Tetbury, Gloucestershire, GL8 8DD



Two storey first floor apartment • Located just off the Market Place • Pretty communal gardens • Dedicated private parking space • Quiet location • Two bathrooms • Over 55's complex • Guest suite facility • EPC E

East Lodge,

Chantry Court, Tetbury, Gloucestershire, GL8 8DD

Key Features



2
Bedrooms



2
Bathrooms



1
Reception

About the property

Quietly situated two storey retirement apartment within this award winning complex for the over 55's in the heart of the town centre.

The accommodation consists of an entrance hall with staircase to first floor and cloakroom with a modern white suite. The remaining ground floor is a very attractive kitchen/dining room with a smart range of cream coloured units, integrated double oven and ceramic hob, an oak block floor and windows to two aspects.

On the way to the first floor, there is a Velux window illuminating the stairwell at the half landing.

The spacious sitting room has an Adam style fireplace surround and an attractive outlook from the two windows (this room is currently used as a bedroom). The master bedroom has a rural outlook over the communal gardens together with

fitted wardrobes and an en suite bathroom. The second double bedroom has Velux and porthole windows, a walk in storage cupboard and the second bathroom has a white suite.

The property has the benefit of a dedicated parking space plus the communal facilities of well-tended gardens, laundry and separate guest suite for visiting family members etc.

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.

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants, cafes and brasseries offering a mouth-watering range of cuisine.





A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Directions

The property is easily reached from our office by walking under the Market Hall, across the Market Place where the entrance to Chantry Court will be seen between The Talbot and Kingsley House Nursing Home.

Services & Tenure

The tenure is Leasehold, 958 years, 11 months. Ground rent is £1 per annum. There is a service/maintenance charge of £4,301.80 per annum, payable monthly. Mains water, drainage and electricity are connected.

Local Authority

Cotswold District Council

Council Tax Band: D

Our reference

TET/JR/RN/15112022

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk



East Lodge Chantry Court, Tetbury, GL8

Approximate Area = 1073 sq ft / 99.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Perry Bishop & Chambers. REF: 922245



3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk

perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

