

# Perry Bishop

PROPERTY MADE PERSONAL

**Flat 8, Neilson House,** Courthouse Road, Tetbury, Gloucestershire, GL8 8SZ



Recently redecorated, spacious modern first floor apartment • Open plan sitting/dining room to the front of the property • Fitted kitchen with built-in appliances • Good sized bedrooms • Excellent investment opportunity • Two bathrooms • Communal garden • Dedicated parking space • EPC C



## Key Features



3  
Bedrooms



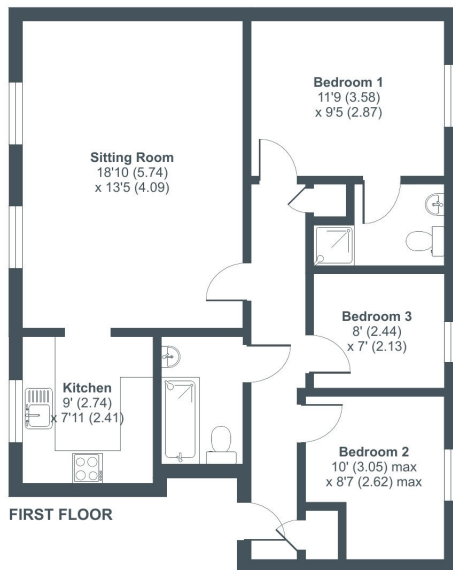
2  
Bathrooms



1  
Reception

## Courthouse Road, Tetbury, Gloucestershire, GL8

Approximate Area = 780 sq ft / 72.5 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). © nichecom 2023. Produced for PerryBishop. REF: 1052910



## About the property

The property is a very quietly and conveniently situated modern, purpose built first floor apartment located within a very short level walking distance of Tesco and a little further into the town centre.

The accommodation has recently been redecorated throughout and consists of communal entrance lobby with entry phone system and a door to your private entrance hall. The light and spacious sitting/dining room has two cottage paned windows with a southerly outlook, as does the adjoining fitted kitchen with its range of integrated appliances. The master bedroom has an en-suite shower room, there are two further bedrooms (a double and a single) and the family bathroom has a white suite.

Communal gardens are arranged to the front, side and rear of the building and laid mainly to lawn. There is also a communal bin store for the residents use together with a communal bike store.

Dedicated parking space within a tarmacadam courtyard is reserved for the property.

## 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.

There is an excellent range of schools in the area including Westonbirt Preparatory and Senior Schools (3 - 18 years). There is also Beaudesert Park at Minchinhampton together with popular state primary and secondary schools in and around Tetbury.

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

From our office in the centre of town, proceed down Long Street and bear right into London Road. Take the third turning left into Courthouse Road and Neilson House is the second block of apartments seen on the left.

## Services & Tenure

The tenure is Leasehold, 150 years (less the last day) from 1 October 2005.

## Local Authority

Cotswold District Council

Council Tax Band: C

## Our reference

TET/JR/RN/07122023

## We'd love to hear from you

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**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.

