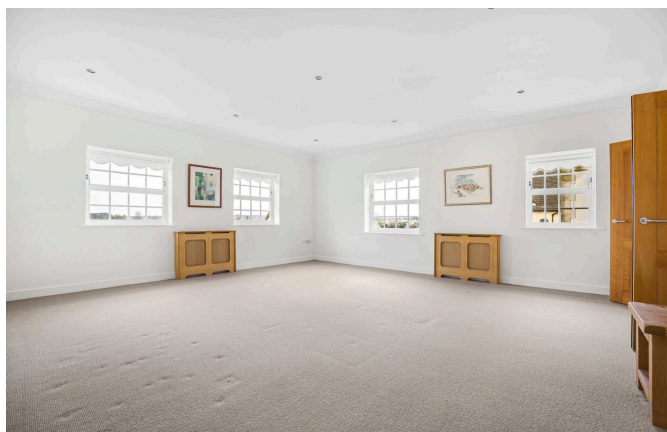


## Prince Court, Tetbury, Gloucestershire, GL8 8TP



Spacious second floor apartment • Located within a gated community • Views overlooking the communal grounds and beyond • Move Ready Property • Principal bedroom with en-suite bathroom • Designated parking • Beautiful communal gardens • No onward chain • EPC C



# Prince Court,

Tetbury, Gloucestershire, GL8 8TP

## Key Features



3  
Bedrooms



2  
Bathrooms



1  
Reception

## About the property

Close to the town centre, this spacious second floor apartment has views across the attractive communal gardens and recreation ground.

On entering the apartment you are straight into the great-sized hallway with excellent storage for your coats and shoes to be hidden away.

The kitchen is bright with integrated appliances.

The dual-aspect spacious sitting/dining room is delightful, with views providing opportunities to watch the world go by.

The principal bedroom is a good size, has two built-in double wardrobes, and an en-suite bathroom with a separate shower cubicle. The second bedroom is also a comfortable double with additional space for a large wardrobe and chest of drawers.

Lastly, the third bedroom is a single and would make a useful dressing room or home office. There is also a second shower room.

The secure car parking area containing your dedicated carport and two visitor parking spaces is accessed by a remotely controlled gate. There are attractive, well-tended communal gardens.

## Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster, less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

## 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.







#### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

#### Directions

From our office in Church Street take the first exit at the roundabout into Long Street. Continue down to the end of the road where it curves right into London Road and go straight on into Hampton Street. Princes Court is the second large building on the left hand side.

What 3 Words: ///full.labels.earphones

#### Services & Tenure

The tenure is Leasehold, 999 years from 1 January 2002.

Service/Maintenance Charge: £3,240 per annum, paid monthly.

Ground Rent: Peppercorn

All mains services are connected.

#### Local Authority

Cotswold District Council

Council Tax Band: D

#### Our reference

TET/JR/RN/08012025

#### We'd love to hear from you

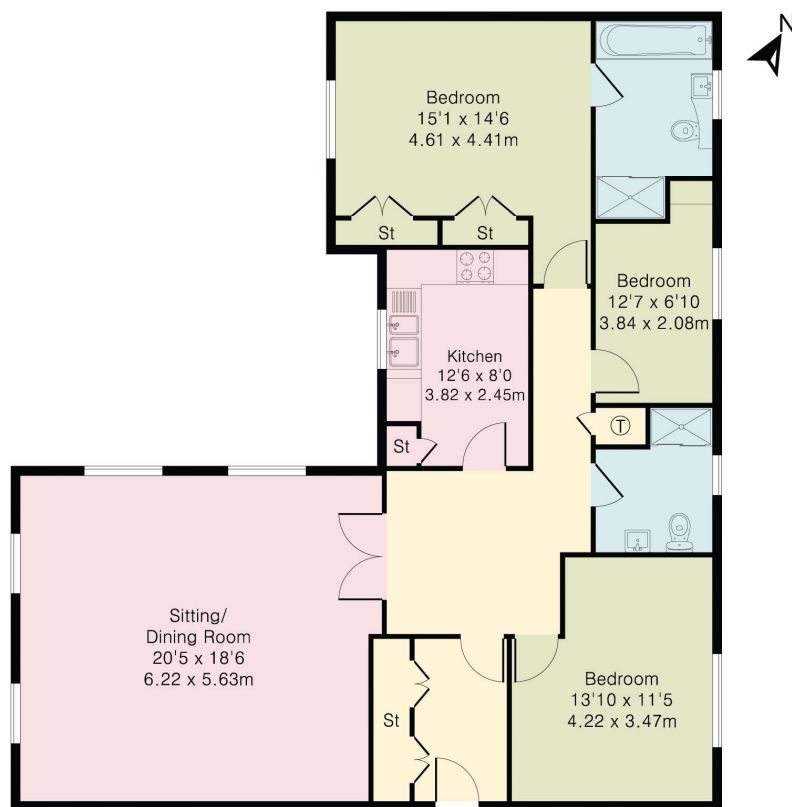
3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

E: tetbury@perrybishop.co.uk



**Approximate Gross Internal Area 1237 sq ft - 115 sq m**



Second Floor

**PerryBishop**  
PROPERTY MADE PERSONAL

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**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

