

Flat 3 Avon House, Chantry Court, Tetbury, Gloucestershire, GL8 8DD

Situated in the very heart of the town, just a few steps away from all the amenities, this two-bedroom over-55s apartment occupies part of a charming Grade II Listed building full of character.

Chantry Court is a very well-maintained development of apartments in the heart of Tetbury, exclusively for residents aged 55 and over. The building is split into multiple lodges, each housing several independent apartments. Residents have access to a communal laundry room, beautifully maintained communal gardens with multiple benches and seating areas to enjoy during the warmer months, as well as a guest suite that can be booked for visiting friends and family.Apartment 3, Avon House, is situated on the second floor with an outlook across the historic Market Place and the top of the renowned Gumstool Hill.

An impressive staircase rises to the second-floor landing, where the apartment accommodation commences via the front door. An entrance hall sits centrally within the apartment and provides access to the living room, bathroom and both bedrooms. The spacious living room features a focal electric fireplace and enjoys a dual aspect, with charming mullion windows to both the front and rear. The room also boasts an impressive exposed beam, adding to its wealth of character. Beside the living room is the kitchen, which is situated to the front of the property. It is fitted with a range of wall and base units incorporating an integrated oven, hob and extractor hood, together with an under-counter fridge.

Both bedrooms are of double proportions, the larger of the two also benefiting from built-in wardrobes. Completing the accommodation is the bathroom, which comprises an electric shower over the bath, a wash basin set within a vanity unit and a WC. There is also a heated towel radiator and a useful cupboard housing the hot water cylinder.

We understand the property is connected to mains electricity, water and drainage. Council Tax Band C (Cotswold District Council).

EPC – Exempt (Grade II Listed).

The apartment is leasehold, with a 999-year lease commencing in 1986. Chantry Court is subject to a monthly management charge of £371.18 (2026/27).







Guide Price £150,000

Agents note – we are informed upon the sale of this property the vendor is liable to pay the conveyancing costs of the management company's involvement.

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HM King Charles III, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket and a primary and secondary school, are within the town itself.

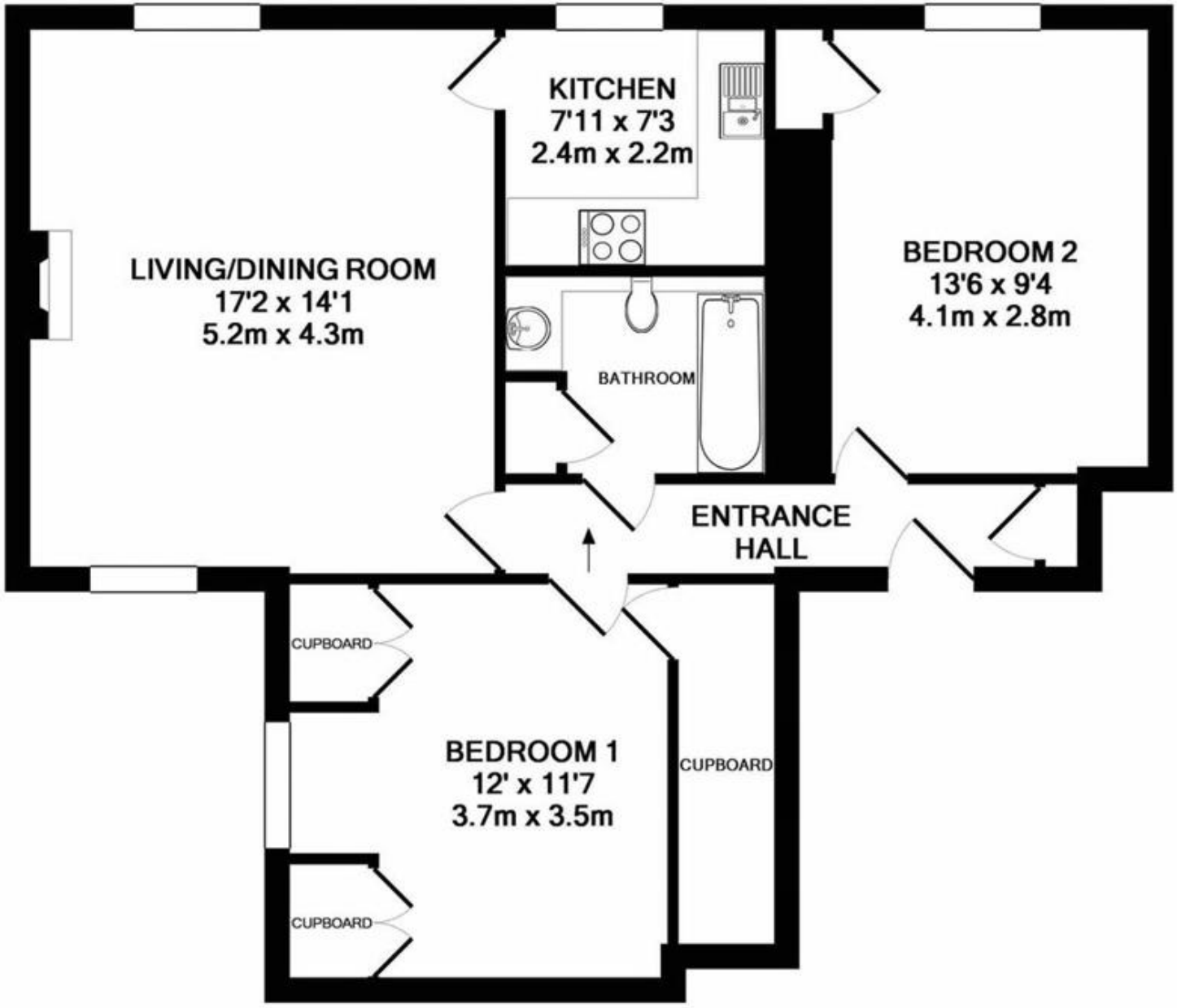
Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.











TOTAL APPROX. FLOOR AREA 698 SQ.FT. (64.9 SQ.M.)

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