

HUNTERS[®]

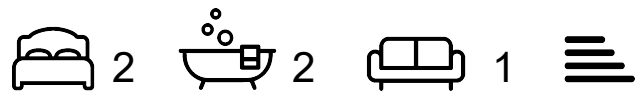
HERE TO GET *you* THERE



Old Town

Wotton-Under-Edge, GL12 7DH

£210,000



Council Tax:



4A Old Town

Wotton-Under-Edge, GL12 7DH

£210,000



Found in the charming town of Wotton-Under-Edge, this spacious apartment, within a Grade II listed conversion retains many of its original features. The apartment is designed to cater to modern living whilst still retaining its character, providing a warm and inviting atmosphere. Converted by the current vendor circa 2010 the apartment has been rented since conversion, offering an excellent rental income.

You are welcomed by a private entrance hallway that leads to your private door, ensuring a sense of security and privacy. On entering the apartment you are met by a hallway, with cloakroom, giving access to the good size lounge/dining room with covered veranda area. Steps lead to the generous fitted kitchen with a range of kitchen units with space for white goods. The hallway also leads to two double bedrooms, both having en-suite facilities, one also having a mezzanine level suitable for a number of uses.

Nestled beneath the Cotswold escarpment, Wotton-under-Edge is a charming and historic market town offering an attractive blend of period character, independent shops and modern conveniences. The bustling High Street provides a range of amenities including independent retailers, cafés, traditional pubs and everyday essentials, along with a popular weekly market. The town also benefits from a doctor's surgery, primary schools and the highly regarded Katharine Lady Berkeley's School.

For those who enjoy the outdoors, the surrounding countryside offers outstanding walking and riding opportunities, with access to the Cotswold Way and beautiful woodland at Newark Park. The nearby market towns of Tetbury and Stroud provide further shopping and leisure facilities.

Commuters are well served with convenient access to the M5 motorway (Junction 14) and mainline rail services from Cam & Dursley station, offering direct routes to Bristol and London Paddington, with the new Station in Charfield due to open in the near future.

- Generous First Floor Apartment in Converted Grade II Listed Building
 - Private Entrance Hallway with Stairs to the Apartment
 - Spacious Hallway with Cloakroom
 - Fully Fitted Kitchen/Breakfast Room
 - Good Size Lounge/Dining Room with Covered Veranda
- Main Bedroom with En-suite Bathroom and Mezzanine Level
 - Further Double Bedroom with En-Suite Bathroom
 - Town Centre Location

Anti-Money Laundering (AML) Compliance

Estate agents operating in the UK are legally required to carry out Anti-Money Laundering (AML) checks in line with regulations set by HM Revenue and Customs (HMRC). At Hunters Dursley, we use Moverly to facilitate these checks as part of our commitment to compliance and transparency. It is mandatory for both buyers and sellers to complete AML verification before a property transaction can proceed. A fee will be charged for each individual AML check carried out.

Agents Note

Please Note: A new 125 Year Lease and Management Company is in the process of being set-up for a new purchaser.



Road Map



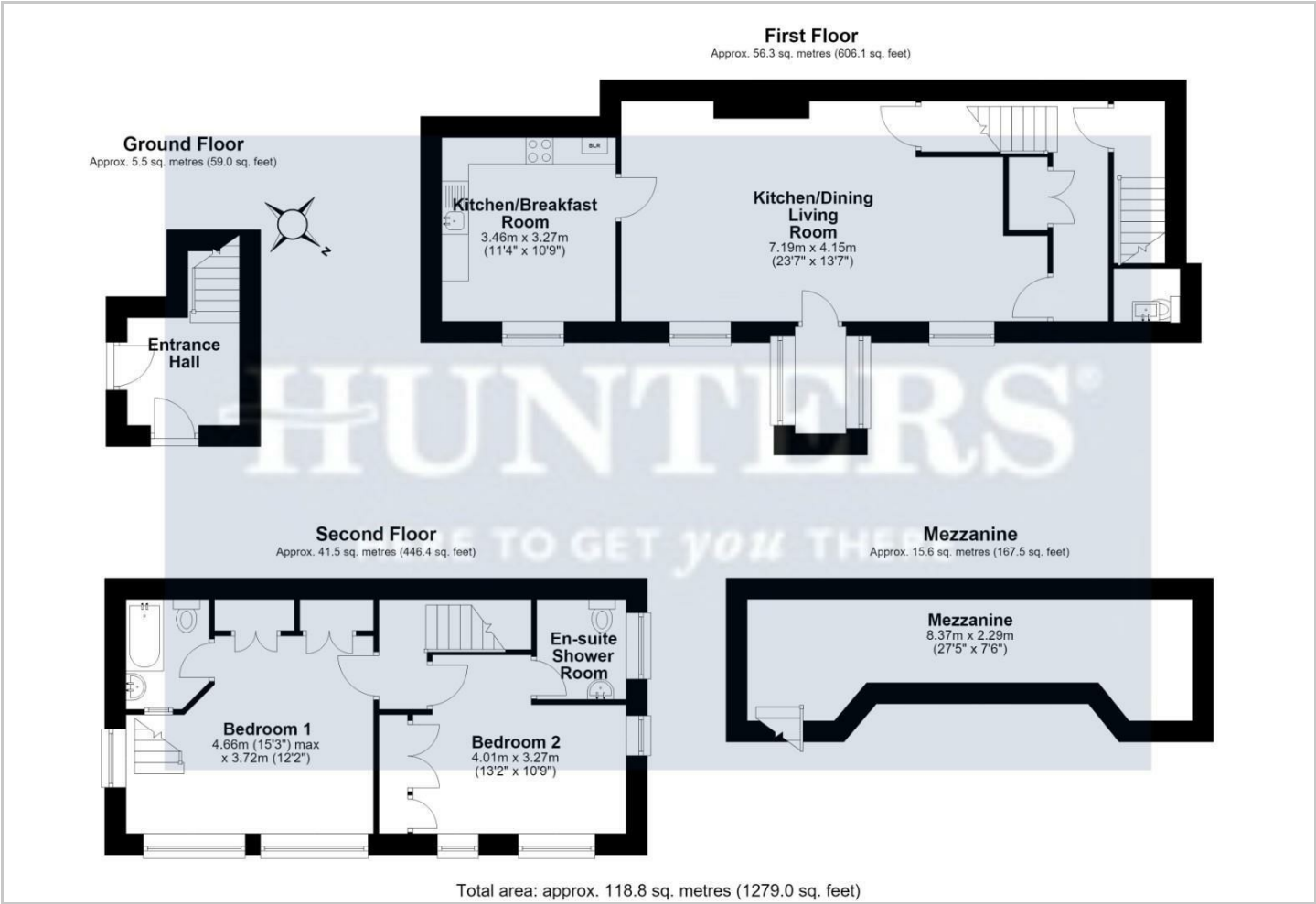
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.