

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£149,500

High Street, Tewkesbury, Gloucestershire, GL20



 **2**  
Bedrooms

 **1**  
Bathroom

AWARD WINNING

**Halfords Traditional Butchers**

AWARD WINNING

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- Duplex Apartment
- Lounge
- Kitchen
- Dining Room
- Two Double Bedrooms
- Family Bathroom
- Gas Central Heating
- Tewkesbury Town Location
- Character Property

Wilkinson SLM are pleased to bring to market a deceptively spacious, two bedroom detached duplex apartment, situated in the heart of Tewkesbury Town.

Stairs from the front door lead to the first floor with a corridor providing access to the family bathroom, a good sized dining room with an opening to the kitchen. The kitchen has an array of base and wall units as well as space and plumbing for a washing machine. Further down the corridor, a door leads to the spacious lounge with a beautiful feature fireplace and bar area!

Occupying the second floor are two double bedrooms.

This characteristic home is further complemented by gas central heating and exposed feature beams providing a characteristic home. A viewing comes highly recommended.

Years Left on Lease - 990 years

Peppercorn Rent

Service Charge - No annual service charge. When building works are required, the leaseholder pays 60% towards the amount

**Lounge** 19' 7" x 20' 3" (5.97m x 6.17m)  
maximum measurements

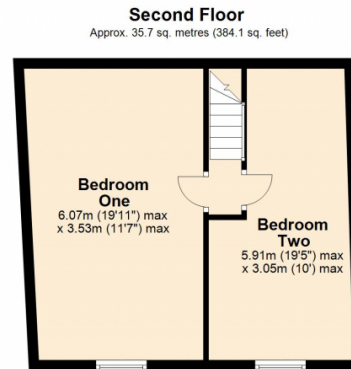
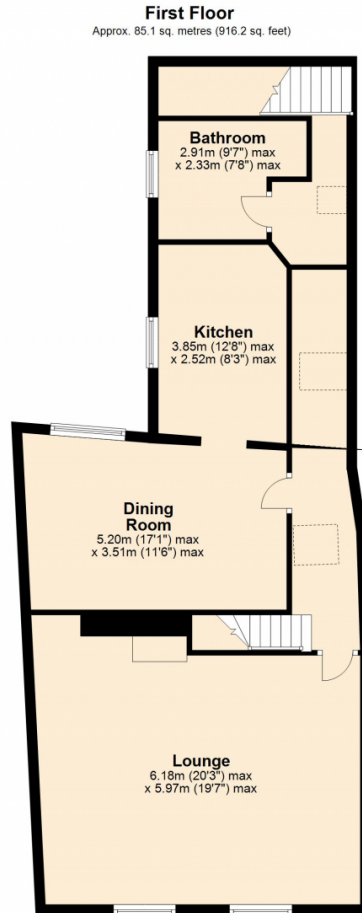
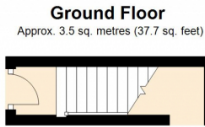
**Kitchen** 12' 8" x 8' 3" (3.86m x 2.51m)  
maximum measurements

**Dining Room** 11' 6" x 17' 11" (3.51m x 5.46m)  
maximum measurements

**Bedroom One** 19' 11" x 11' 7" (6.07m x 3.53m)  
maximum measurements restricted headroom

**Bedroom Two** 19' 5" x 10' 0" (5.92m x 3.05m)  
maximum measurements restricted headroom

**Bathroom** 7' 8" x 9' 7" (2.34m x 2.92m)  
maximum measurements restricted headroom



Total area: approx. 124.3 sq. metres (1338.1 sq. feet)  
This plan is not to scale and is for guidance only. Produced by PlanUp.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	54	69
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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