

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£130,000

Tolsey House, Tewkesbury, GL20



1

Bedroom



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
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- Second Floor Flat
- NO ONWARD CHAIN
- Kitchen/Lounge
- Double Bedroom
- Modern Shower Room with Shelving
- Utility/Boiler Room
- 'First Come First Serve' Parking
- Gas Central Heating
- Tewkesbury Town Location

Wilkinson SLM are pleased to bring to market WITH NO ONWARD CHAIN, a newly decorated, one bedroom flat situated on the second floor in Tolsey House. Tolsey House is situated in the heart of Tewkesbury Town with local amenities just a short walking distance away.

The flat offers a kitchen and lounge with the kitchen benefitting from base and wall units and a built in electric oven and hob. From the kitchen, a door leads to the double bedroom and a modern shower room with shelves for useful storage space. There is also a separate utility/boiler room for convenient use of washing machine and tumble dryer.

This home has 'first come first serve' parking on the stoned area at the side and back of the building.

Built in 1853 and in a conservation area, the building has plenty of history and situated in the heart of Tewkesbury Town, it is a prime location for first time buyers, professional couples or even rental investment!

Service Charge - £100pcm - paid up until 1st July 2025 by current owners.

Ground Rent - £150pa - This years has been paid by the current owner. Nothing to pay until 2026.

Lease Length - 117 years left on the lease

**Kitchen/Lounge** 13' 9" x 11' 10" (4.19m x 3.61m)  
maximum measurements

**Bedroom** 14' 6" x 12' 1" (4.42m x 3.68m)  
maximum measurements

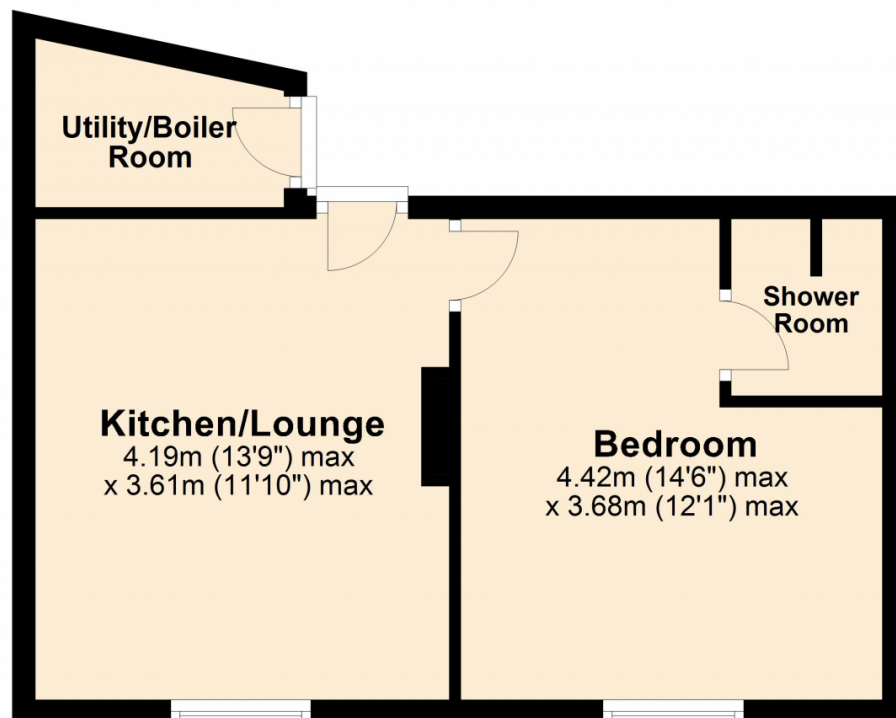
**Shower Room** 5' 3" x 4' 8" (1.60m x 1.42m)

**Utility/Boiler Room** 4' 8" x 7' 3" (1.42m x 2.21m)  
maximum measurements



## Ground Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



**Kitchen/Lounge**  
4.19m (13'9") max  
x 3.61m (11'10") max

**Bedroom**  
4.42m (14'6") max  
x 3.68m (12'1") max

**Shower Room**

**Utility/Boiler Room**

Total area: approx. 33.9 sq. metres (364.8 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>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Tolsey House, GL20

