



R B WALTERS ESTATE AGENTS

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## Lewsey Court, Tetbury, GL8 8GW.

Use This Section to Record Your Own Personal Property Notes -

**Chain Free**

**Ove 55 Retirement Property**

**En Suite to Master Bedroom**

**Communal Lounge**

**Allocated Parking**

**Well Presented Throughout**

**Two Double Bedrooms**

**Additional Shower Room**

**Communal Gardens**

**Spacious Accommodation**

**£285,000**

# Lewsey Court, Tetbury, GL8 8GW.

£285,000

Spacious and well presented upper floor retirement apartment offered for sale chain free and providing a pleasant and respectful community environment to make that lifestyle move.

Located close to the heart of the picturesque and popular village of Tetbury surrounded by attractive Cotswold stone homes this ground floor apartment is part of the McCarthy Stone development built in 2015. The property has 2 double bedrooms with the master having en suite shower, a further shower room, lounge, kitchen and unusually for a flat has exceptionally good storage.

Residents benefit from a good size communal lounge where you can meet with other residents, chat, watch TV and play games which all help to create the vibrant community spirit and friendship so often hard to find as we get older. There is a guest suite available for £25 per night and an additional benefit is that you can also stay at any other McCarthy Stone development across the UK for the same price.

Outside the gardens are well maintained and provide a peaceful area to sit and relax with good seating and a large patio and there is an allocated parking space.

## Lease Details

The lease commenced for a term of 125 years from 2015. The current ground rent is £450 per annum and the service charge is £349.98 per month. This covers buildings insurance, maintenance and upkeep of the buildings and gardens, window cleaning, provision of a laundry room to use at no extra cost and water rates.

## Services

Mains Electric  
Electric Heating  
Mains Water (Metered and included within service charge)  
Mains Drainage  
Superfast Fibre Broadband Available

## Accessibility

Access to this property is step free courtesy of the lift which provides access to all floors.

## Entrance Hall

**Lounge** 21' 8" x 12' 7" (6.60m x 3.83m)

**Kitchen** 7' 10" x 7' 4" (2.39m x 2.23m)

**Bedroom** 15' 8" x 10' 3" (4.77m x 3.12m)

## En Suite Shower

**Bedroom** 11' 0" x 10' 3" (3.35m x 3.12m)


## Shower Room

## OUTSIDE

## Communal Gardens

## Allocated Parking

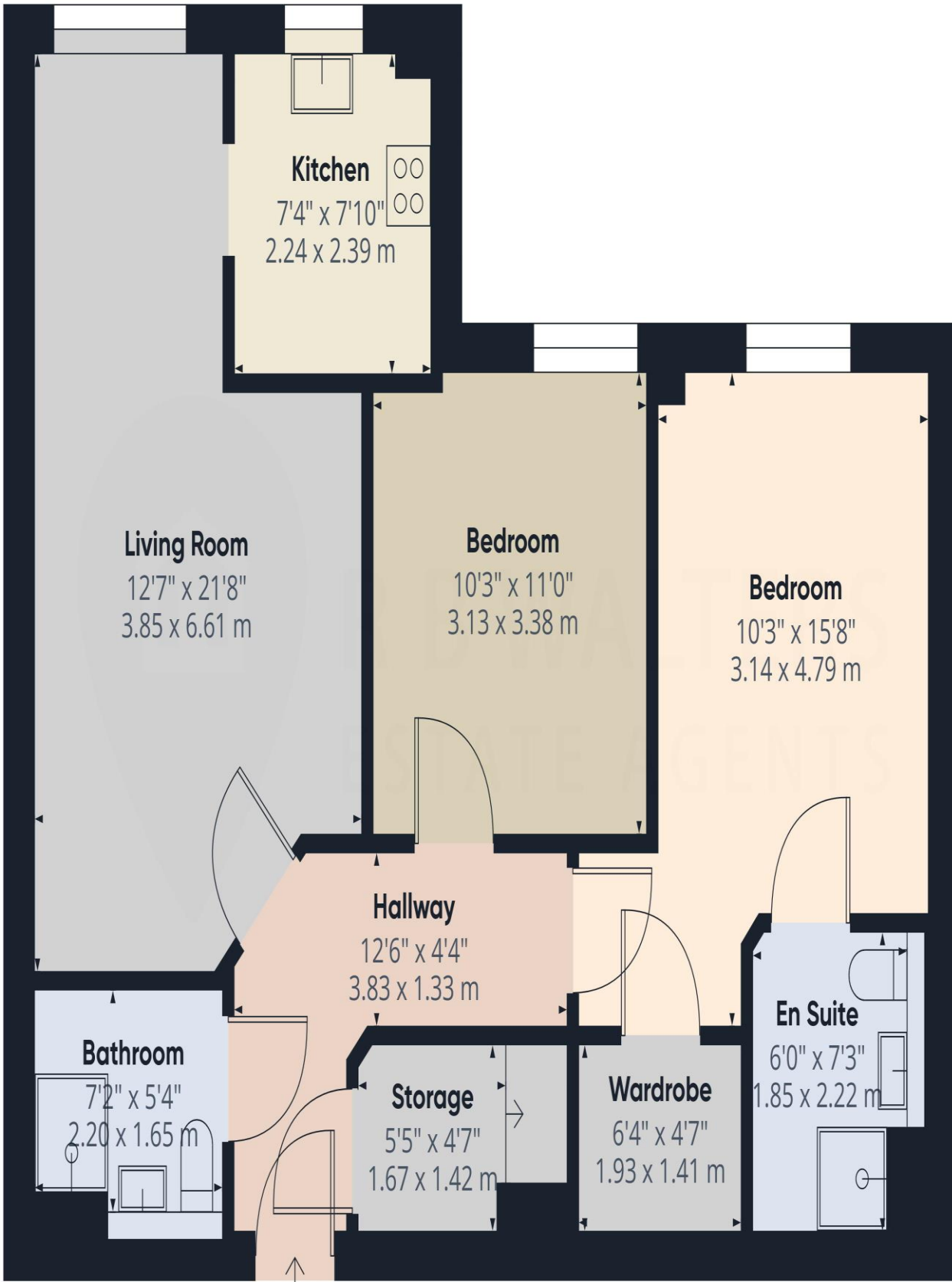
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approximate total area<sup>(1)</sup>

780.17 ft<sup>2</sup>

72.48 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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