



tag



SALES & LETTINGS



3 Tomkinsons Court East Street, Tewkesbury, GL20 5NR
Asking Price £107,250

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

PROPERTY SUMMARY

Ideal Investment Purchase
NO ONWARD CHAIN
First Floor Apartment
Open Plan Lounge & Kitchen
Double Bedroom
Modern Shower Room
Close To Town Centre
Double Glazing
Electric Heating
Council Tax Band A

Situation

Tomkinsons Court is situated in the heart of the historic market town of Tewkesbury and is centrally located between Cheltenham, Gloucester, Evesham and Worcester close to the M5.

In addition to a wide range of shops, the town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.



Description

TAG Sales & Lettings are pleased to present this first-floor apartment, conveniently located behind a secure gate in the heart of Tewkesbury Town Centre. Its prime location provides easy access to a variety of amenities, including shops and cafes. This property is offered for sale with no onward chain.

Upon entering the apartment, you'll find an open-plan lounge and kitchen area. The property also features a double bedroom, with storage cupboard, and a modern shower room.

Key highlights include sealed unit double glazing throughout, as well as skylights in both rooms. The apartment also benefits from electric heating for added convenience and comfort.

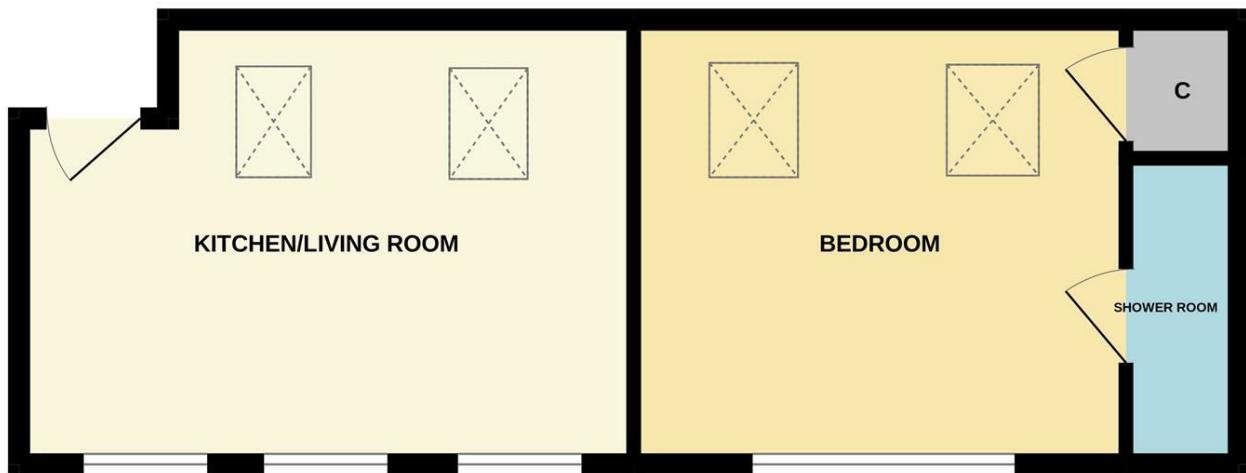
Don't miss out on this opportunity—book your viewing today!

115 Years left on the lease

£875 annual service charge and groundrent subject to annual review.



FIRST FLOOR

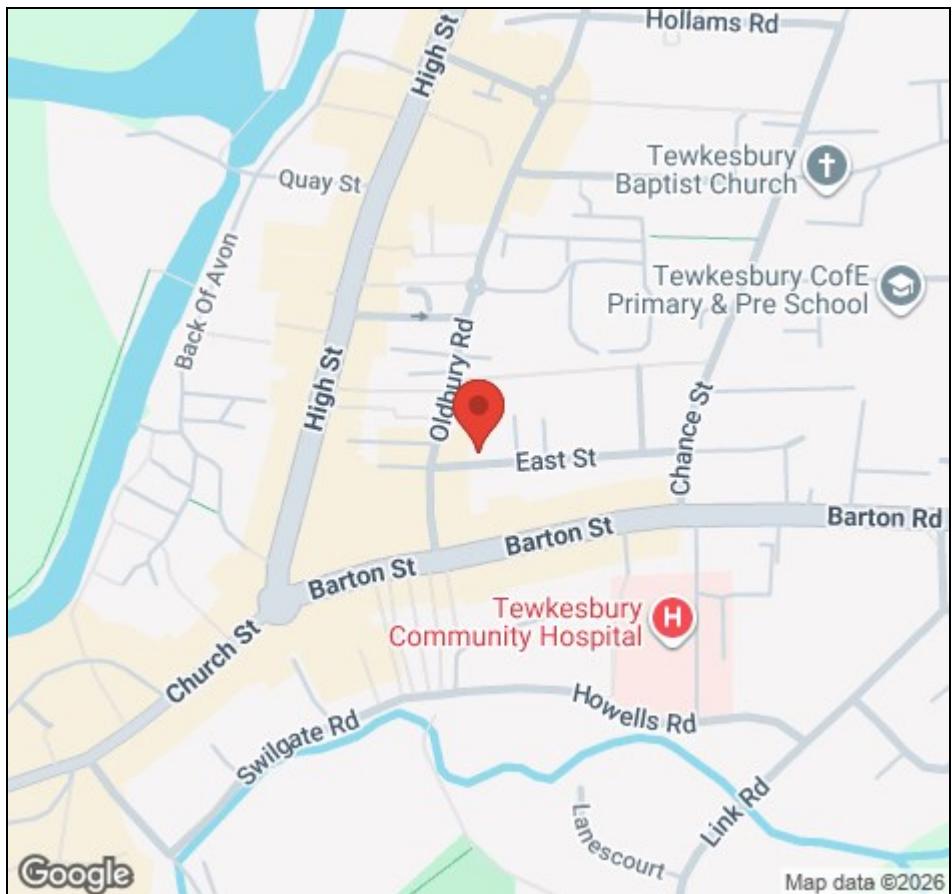


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Open Plan Lounge / Kitchen
16'04 x 9'03 (4.98m x 2.82m)

Bedroom
13'01 x 12'06 (3.99m x 3.81m)

Shower Room
3'00 x 8'02 (0.91m x 2.49m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276
Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.
P Gregory & V Davis trading as TAG Residential Lettings LTD.