



# tag

estate agents



**28 The Maltings Station Street, Tewkesbury, GL20 5NN**  
**Asking Price £159,950**

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

## Situation

The Maltings 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.

## PROPERTY SUMMARY

Over 55's Development  
 First Floor Apartment  
 Lounge/Dining Room  
 Kitchen  
 Two Bedrooms  
 Modern Shower Room  
 Double Glazing  
 Garage  
 NO ONWARD CHAIN  
 Council Tax Band B





## Description

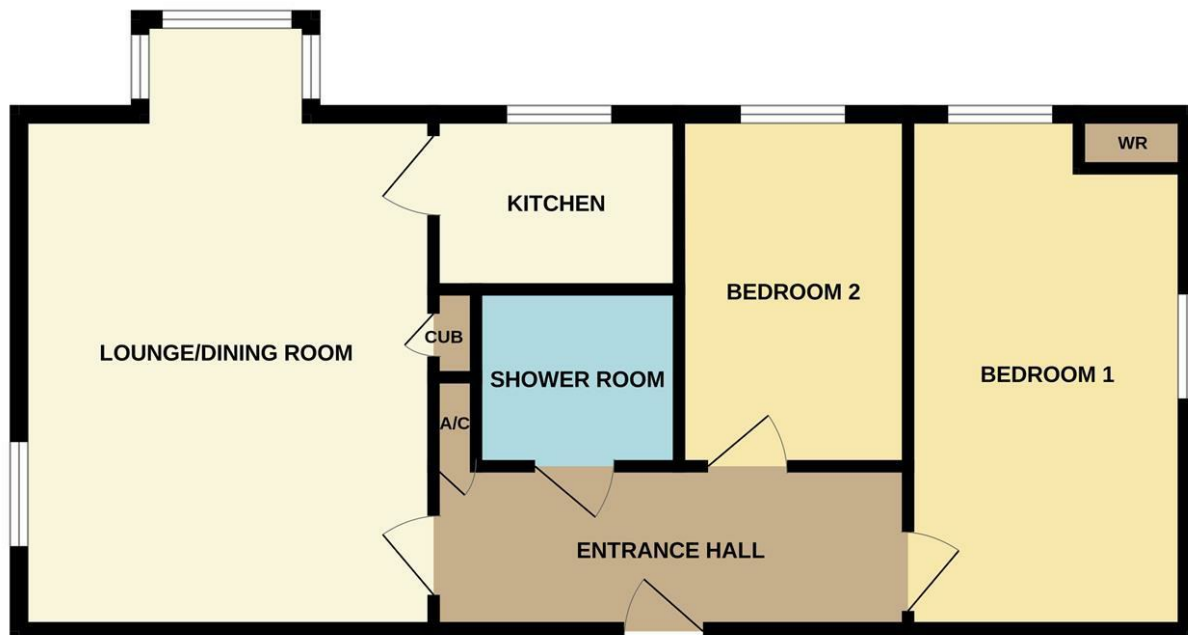
This two-bedroom apartment is for sale with no onward chain. It is situated in the over 55s development of The Maltings, located in Tewkesbury's town centre.

The apartment includes: an entrance hall with a door to an airing cupboard, a lounge/dining room, and a kitchen. Additionally, there is a refitted shower room and two bedrooms, with the master bedroom featuring built-in wardrobes. Apartment No. 28 also comes with the added benefit of a GARAGE.

The Maltings offers easy access to Tewkesbury High Street and amenities. It provides the security of a scheme manager and 24-hour pull cord assistance. Additionally, residents can enjoy communal gardens, off-road parking, a communal lounge area, and a guest suite.

Lease 961 Years Remaining  
Service Charge - £355.11pcm

# GROUND 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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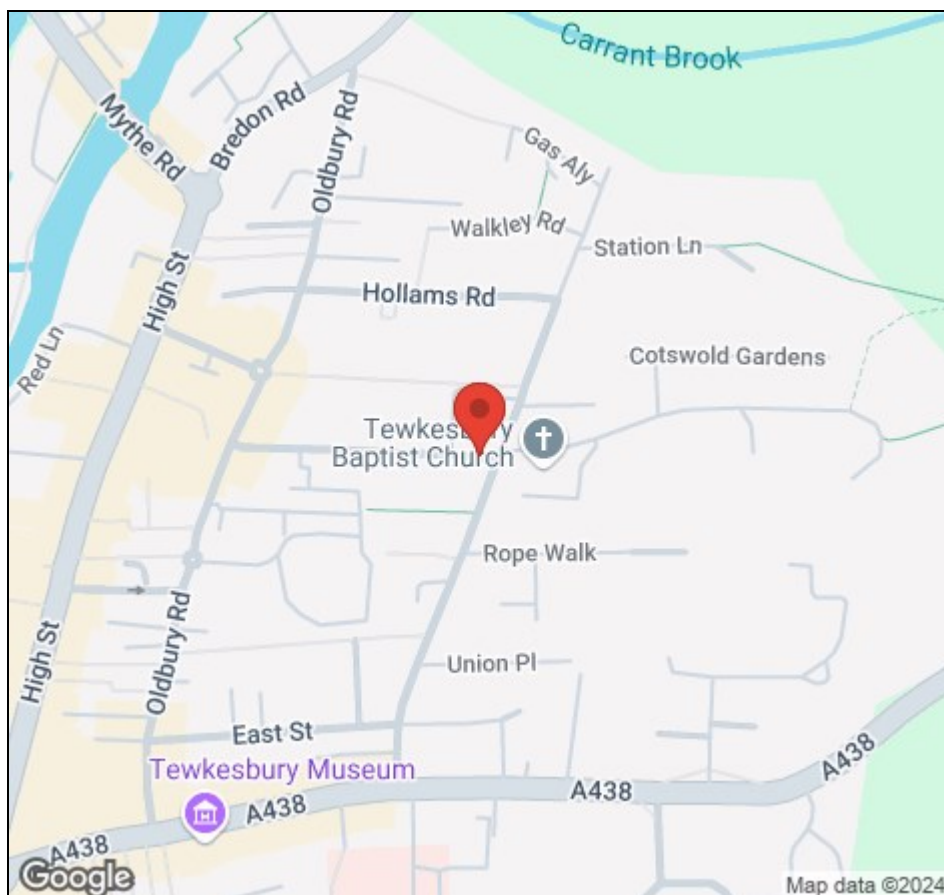
**Lounge/Dining Room**  
16'4 x 13'1 (4.98m x 3.99m )

**Kitchen**  
7'9 x 5'6 (2.36m x 1.68m)

**Bedroom One**  
16'4 x 8'10 (4.98m x 2.69m )

**Bedroom Two**  
12'6 x 7'3 (3.81m x 2.21m )

**Shower Room**  
6'5 x 5'7 (1.96m x 1.70m )



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagestateagents.co.uk](mailto:info@tagestateagents.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 Estate Agents Ltd.