



tag

estate agents



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

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661
Walton Cardiff: 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

www.tagestateagents.co.uk | info@tagestateagents.co.uk



TAG Estate Agents Limited. Registered in England No. 05783875
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	

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.
Made with Metropix ©2024

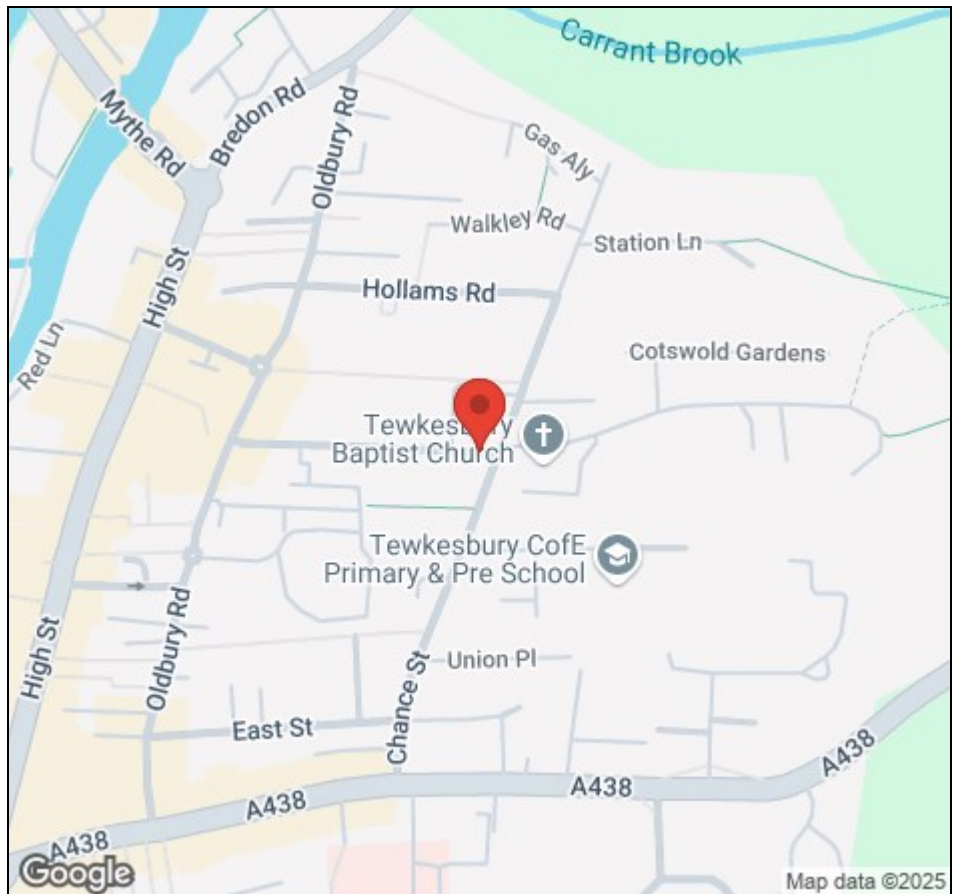
Lounge/Dining Room
16'4 x 13'1 (4.98m x 3.99m)

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

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.