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estate agents



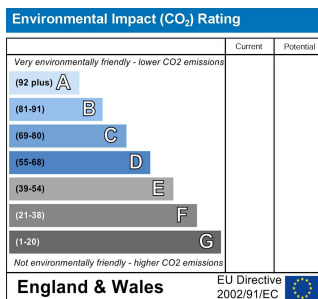
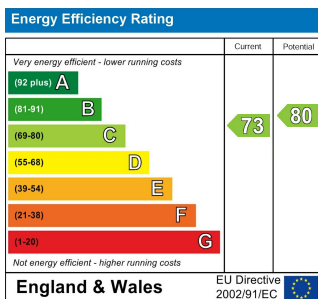
4 The Maltings Station Street, Tewkesbury, GL20 5NN
Asking Price £110,000

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

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TAG Estate Agents Limited. Registered in England No. 05783875
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Situation

The Maltings is located in the heart of the historic market town of Tewkesbury, and is centrally positioned between Cheltenham, Gloucester, Evesham, and Worcester, close to the M5. The town also has good bus service links to the nearby towns.

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

PROPERTY SUMMARY

- Over 55's Development
- Ground Floor Apartment
- Lounge / Dining Room
- Kitchen
- One Bedroom
- Shower Room
- Night Storage Heating
- Communal Gardens
- Communal Lounge & Conservatory
- Council Tax Band A



Description

NO ONWARD CHAIN!

Over 55's ground floor apartment in the heart of Tewkesbury town centre offering easy access to all town amenities.

This well regarded sheltered development offers an on site manager, an in flat call system, communal parking, gardens, lounge and conservatory as well as lift access.

This well presented accommodation is located on the ground floor and comprises entrance hall with airing cupboard, lounge dining room with window, kitchen, one bedroom with fitted wardrobes and a shower room.

The property is complemented by night storage heating and double glazing.

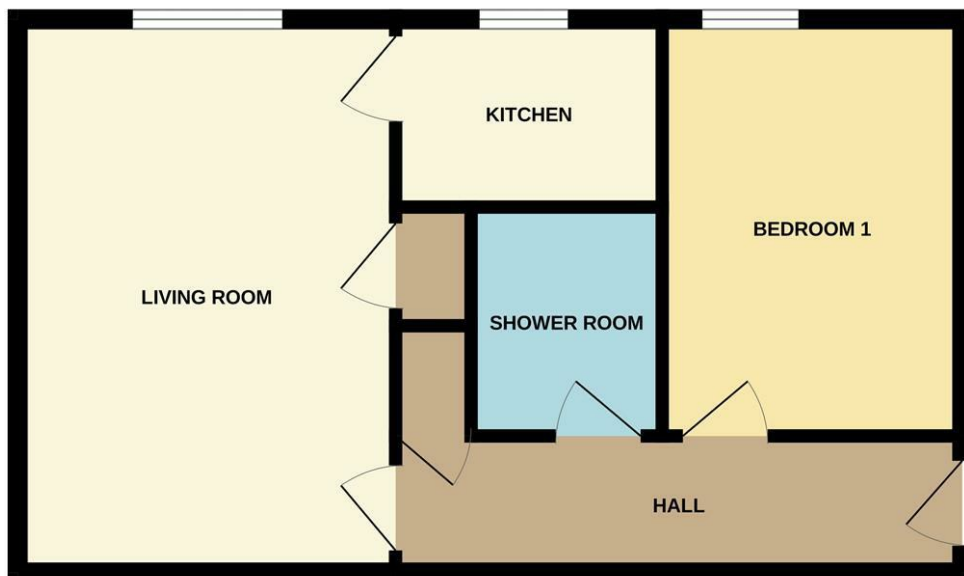
Lease Information

961 Years Remaining

Service Charges - £281 monthly

*****NEW WINDOWS HAVE BEEN INSTALLED AND ARE DUE TO BE PAID OFF NOVEMBER 2025*****

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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Living Room

16'03 x 11'02 (4.95m x 3.40m)

Kitchen

7'10 x 5'06 (2.39m x 1.68m)

Shower Room

5'07 x 6'05 (1.70m x 1.96m)

Bedroom

8'10 x 12'03 (2.69m x 3.73m)



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.