

35 Lewsey Court, Mercer Way,  
Tetbury, GL8 8GW



A spacious two double bedroom, top floor retirement apartment, with private parking and views over the beautifully landscaped communal gardens at Lewsey Court within level walking distance of the town centre.

NO ONWARD CHAIN

Guide Price of £290,000

With accommodation totalling c.1100 sq.ft, this is one of the largest apartments in the Lewsey Court complex that enjoys southerly views to the rear. The development was built in 2015 and comprises 39 flats sat in beautifully landscaped grounds with off road parking, lift access and wi-fi access in the residents' lounge.

The property is entered via a welcoming and spacious hallway allowing plenty of space for furniture, such as bookcases as it has been utilised by the current owner. The principal living room is very well proportioned and filled with natural light from the two dormer windows. The room naturally divides to create a seating and dining area. The electric fireplace with attractive stone surround makes a real focal point of the room. The kitchen sits adjacent to the living room and is fitted with a modern range of wall and base units and integrated appliances comprise an electric oven and hob, dishwasher and fridge/freezer.

Continuing down the hallway is a handy storage cupboard which also houses the boiler. There are two double bedrooms, the master boasting an excellent range of fitted wardrobes and is also accompanied by a stylish wet room with walk-in shower. To complete the accommodation is the principal shower room with a corner shower cubicle, W.C and wash basin.

The property comes with one private allocated parking space.

The apartment has an emergency call system linked to the building manager and a 24 hour out-of-hours service with additional call points throughout the building. Access to the building is controlled by a security system with audio and TV monitoring from the main door to the apartment. Communal areas include a residents' lounge with a kitchen. French doors lead out from the residents' lounge to the south facing gardens with a terrace and lawned areas to enjoy. There is also a guest suite available when friends or family come to visit.

We understand the property is connected to mains services; electricity, water and drainage.

Council tax band D (Cotswold District Council). This is a leasehold property; 125 year lease from and including 1st January 2015. As of Jan 2022 the current service charge is £3,435.01 per annum and the ground rent is £500 per annum.

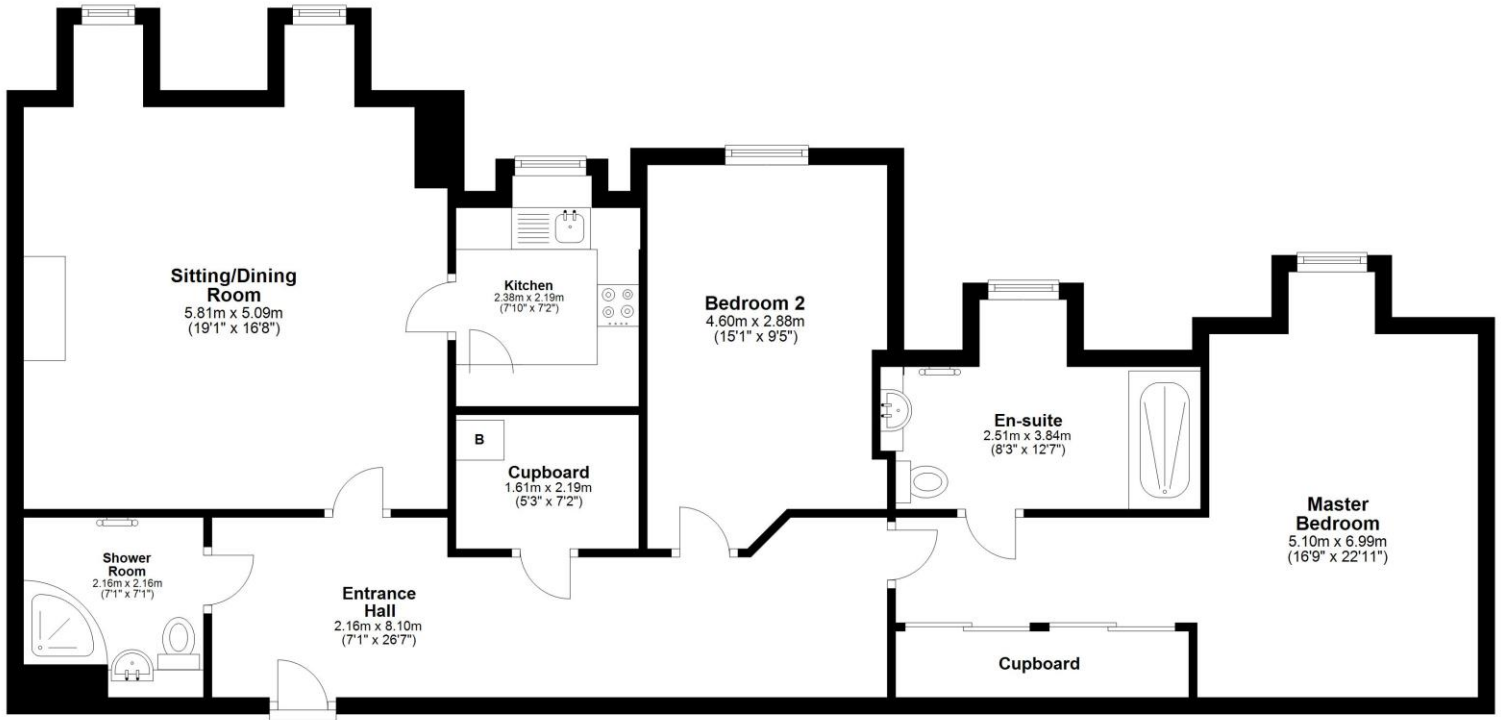
EPC – C.





## Ground Floor

Approx. 101.5 sq. metres (1092.5 sq. feet)



Total area: approx. 101.5 sq. metres (1092.5 sq. feet)

### Location

Tetbury is an historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is known for its Royal association to HRH The Prince of Wales, who resides at nearby Highgrove House. It has a highly anticipated and well attended, annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer including cafes, boutiques, pubs and restaurants. Essential amenities such as a supermarket, doctors and dental surgery are within the town itself.

Kemble station, a mainline to London Paddington, can be reached just c.7 miles North, and both the M4 and M5 are equidistant to the south and west, respectively, giving convenient transport links to Bath, Bristol and London.

### Important Notice

Hunter French, their clients and any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of an offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Hunter French have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

**Tetbury Office**  
2 London Road  
Tetbury  
GL8 8JL

**Bath City Office**  
6 Balustrade  
London Road Bath  
BA1 6QA

**Corsham Office**  
3 High Street  
Corsham  
SN13 OES

**Devizes Office**  
12 St John's Street  
Devizes  
SN10 1BD

**Frome Office**  
19 Paul Street  
Frome  
BA11 1DT