

hunter
french



21 Lewsey Court, Tetbury, Gloucestershire, GL8 8GW

A beautifully appointed first floor one bedroom apartment which benefits from no adjoining neighbours and private parking in the highly regarded Lewsey Court McCarthy and Stone retirement development. Offered to the market with no onward chain.

The development was built in 2015 and comprises 39 flats set in beautifully landscaped grounds with off road parking, lift access and wi-fi access in the residents' lounge.

The apartment has a welcoming entrance hallway with a useful walk-in storage cupboard/airing cupboard. The well-proportioned reception room runs the length of the apartment allowing plenty of space to create separate seating and dining areas. The contemporary kitchen is just off the sitting/dining room and has an excellent range of base and wall units with wood effect worktops. Integrated appliances comprise an oven with hob and a fridge/freezer.

The generous master bedroom has a great walk-in wardrobe with automated lighting. Adjacent to the bedroom is the fully tiled wet room finished to a very high specification.

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 C (Cotswold District Council).



This is a leasehold property; 125 year lease from and including 1st January 2015. As of Jan 2025 the current service charge is £2928 per annum and the ground rent is £425 per annum.

EPC – C (79).

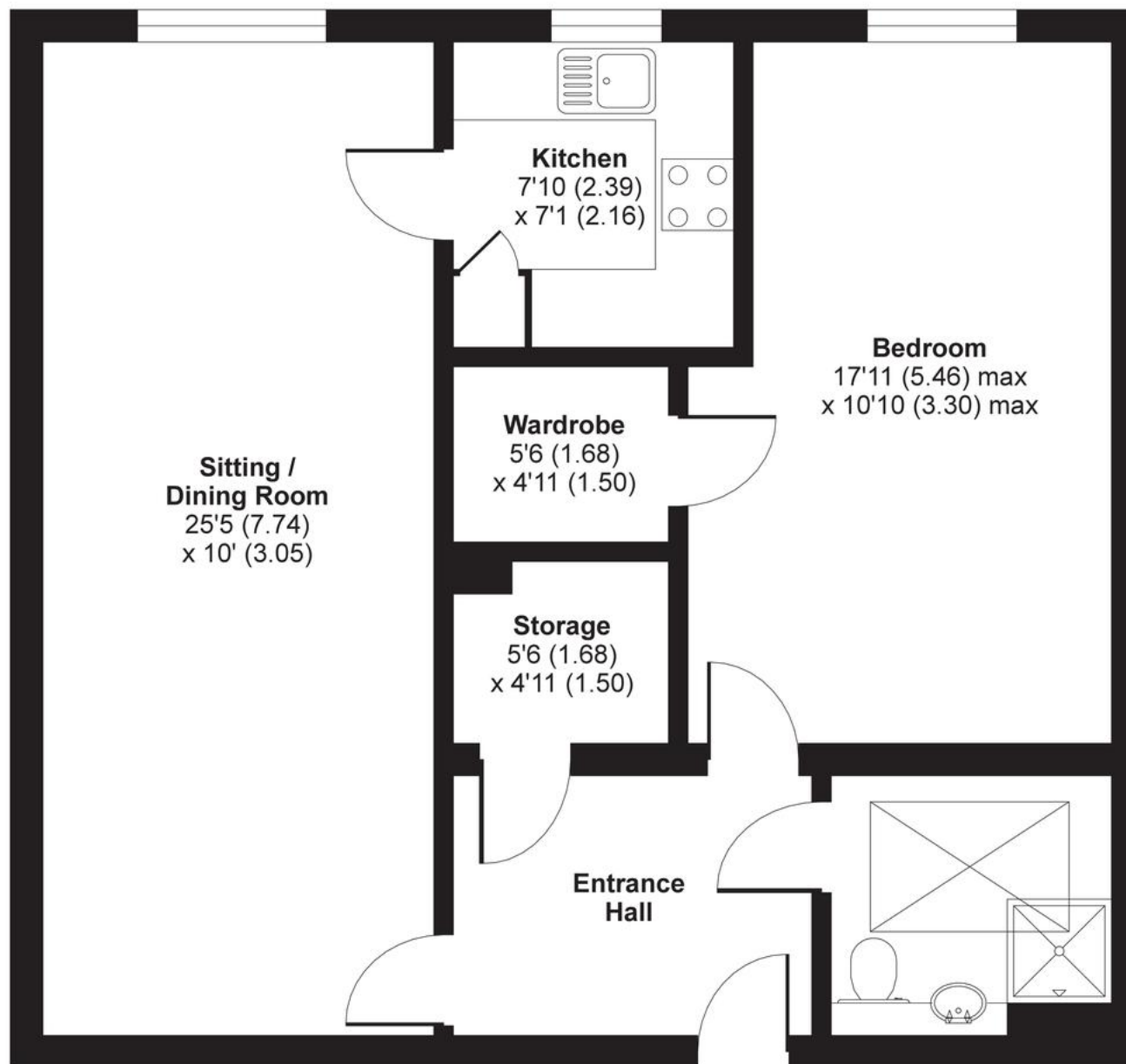
Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is well known for its royal association with HM King Charles III, whose country home, Highgrove House, is nearby. It has a highly anticipated and well attended, annual Woolsack Race held each May 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.



Guide Price £245,000





FIRST FLOOR

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