



 2  
Bedrooms

 1  
Bathroom



- Maisonette
- TOWN CENTRE LOCATION
- Lounge with Bay Window
- Kitchen
- Two Bedrooms
- Family Bathroom
- Storage Cupboards
- Westerly Facing Communal Garden
- Allocated Parking
- Double Glazing
- Gas Central Heating
- Close to Local Amenities

Wilkinson SLM are delighted to present to the market, this charming and well presented, two bedroom maisonette. Ideally positioned in the heart of historic Tewkesbury Town, this is a rare opportunity as properties here do not become available often!

Offering its own private entrance, stairs rise to the first floor where a welcoming hallway gives access to all accommodation. The spacious lounge is a standout feature of the home, enhanced by a beautiful bay window that floods the room with natural light.

The kitchen is fitted with a range of base and wall units, offering ample storage and workspace and benefits from a built in electric oven, gas hob, extractor hood, along with space and plumbing for a washing machine.

The accommodation further comprises two bedrooms and a stylish refitted family bathroom featuring a built in vanity unit. A particularly useful storage cupboard completes the internal layout.

Further benefits include double glazing and gas central heating throughout. Outside, residents can enjoy a lovely Westerly Facing communal garden, beautifully enhanced with planted pots and flowers by the current residents of Patenosters. The home also benefits from an allocated parking space located to the rear.

This much-loved home presents an excellent opportunity for first time buyers, investors or those looking to enjoy spacious living within a central and convenient location close to local amenities, shops, restaurants and riverside walks. Early viewing is highly recommended to fully appreciate everything this wonderful maisonette has to offer.

Service Charge - £80.37pcm

Lease Length - 104 years left

**Lounge** 10' 6" x 15' 2" (3.20m x 4.62m)

**Kitchen** 8' 6" x 11' 3" (2.59m x 3.43m) maximum measurements

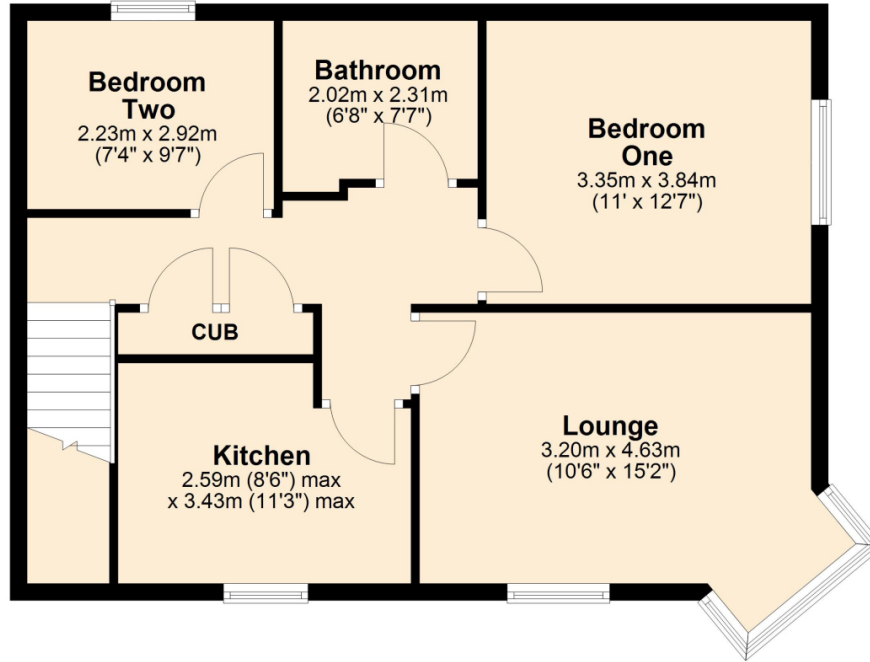
**Bedroom One** 11' 0" x 12' 7" (3.35m x 3.84m)

**Bedroom Two** 7' 4" x 9' 7" (2.24m x 2.92m)

**Bathroom** 6' 8" x 7' 7" (2.03m x 2.31m) maximum measurements

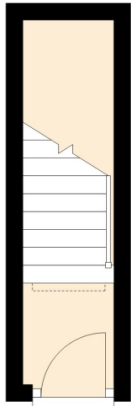
### First Floor

Approx. 62.3 sq. metres (670.6 sq. feet)



### Ground Floor

Approx. 4.6 sq. metres (49.9 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 sq. feet)

