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## SALES & LETTINGS

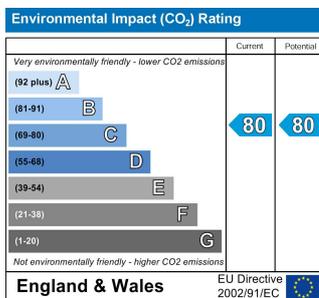
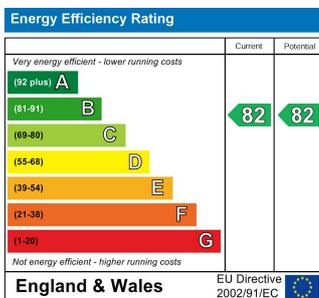


**59 Marina Court, Tewkesbury, Gloucestershire GL20 5AY**  
**Guide Price £269,500**

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882  
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



## Situation

Marina Court is situated in the edge of the historic market town of Tewkesbury and is centrally located between Cheltenham, 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
- Bungalow
- Lounge
- Kitchen
- Two Bedrooms
- Wet Room
- UPVC Double Glazing
- Communal Areas
- NO ONWARD CHAIN
- Council Tax Band C



## Description

An exciting opportunity to purchase a rarely available TWO BEDROOM bungalow, within the sheltered Marina Court development. Marina Court offers a wide range of on site facilities for the over 55's, including communal grounds, restaurant, hair salon, guest room and cinema room, as well as an on site manager and the ability to partake in regular exercise activities\*.

The bungalow itself, comprises of a welcoming entrance hall with storage, two bedrooms, a wet room, living room and kitchen, with built in appliances.

Further complemented by gas central heating, UPVC double glazing and nicely positioned in a quadrangle setting on the developments fringe.

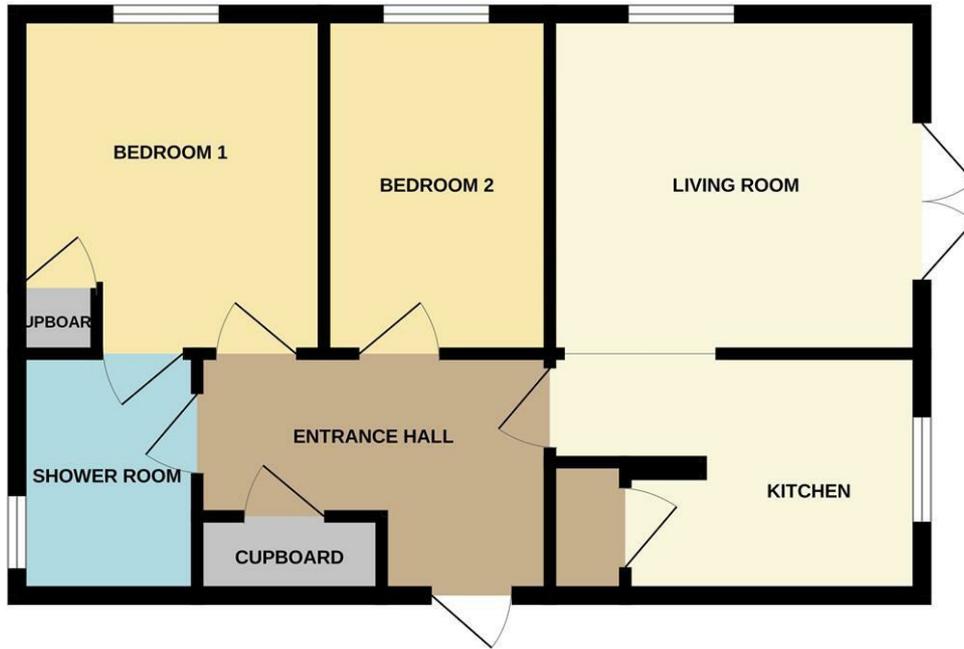
Direct access to rear patio.

This property comes to the market at a 75% shared ownership. Service charge - £489.23. Lease remaining - 125 years from 2008. Provided by the Management company Anchor, at the time of writing.

NO ONWARD CHAIN.

\* Charges may apply

GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 518 sq.ft. (48.1 sq.m.) approx.

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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**Lounge**

16'10 max 12'9 min x 13'4 max  
(5.13m max 3.89m min x 4.06m max)

**Kitchen**

10'5 max 7'11 max (3.18m max  
2.41m max)

**Bedroom One**

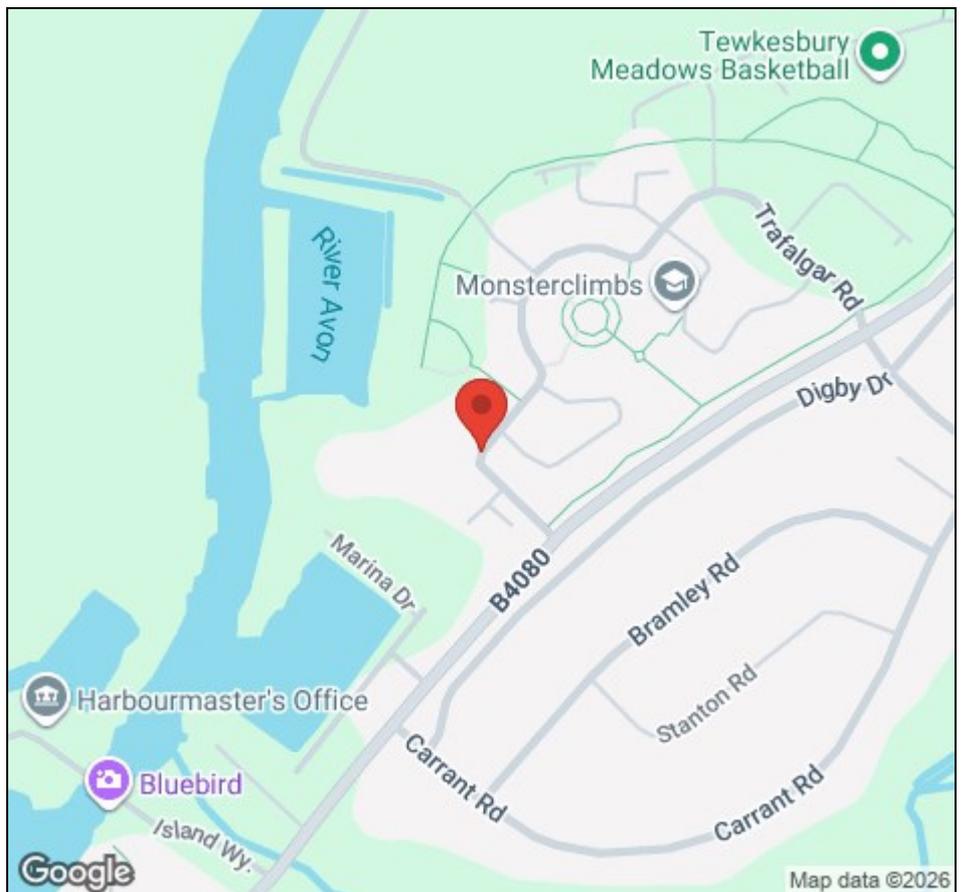
12'5 x 12'4 (3.78m x 3.76m)

**Bedroom Two**

12'5 x 6'11 (3.78m x 2.11m)

**Wet Room**

8'2 x 7'4 (2.49m x 2.24m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagsalesandlettings.co.uk](mailto:info@tagsalesandlettings.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 Residential Lettings LTD.