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33 Lewsey Court, Mercer Way, Tetbury, Gloucestershire, GL8 8GW

A well-presented and spacious one-bedroom, first-floor apartment enjoying south-facing garden views, situated within Lewsey Court, a sought-after retirement development on the northern outskirts of Tetbury. The property is offered to the market with no onward chain.

Lewsey Court is an exclusive development of 38 apartments constructed by McCarthy & Stone in 2015. Set within beautifully landscaped grounds, the development benefits from off-street parking, lift access to all floors, Wi-Fi in the residents' lounge, and a welcoming community atmosphere with regular social events. This first-floor apartment extends to approximately 711sq.ft and has the benefit of both a lift and stairs accessed from the ground floor, as well as underfloor heating throughout.

The apartment is accessed via a private front door leading into a spacious entrance hallway, providing access to all rooms and offering practical space for coats and shoes. There is also a useful utility cupboard housing the electric boiler and electric meters.

To the right hand-side is a bright and generously proportioned sitting and dining room. The sitting area comfortably accommodates sofas and a TV unit, while the dining area provides ample space for a table and chairs, creating an inviting and sociable layout. A door leads through to the kitchen, which is neatly fitted with a range of units and integrated appliances including a fridge freezer, electric oven, and electric hob.

The bedroom is a generous sized double with space for both bedside tables and a dressing table, if desired. A large walk-in wardrobe provides excellent storage with both fitted rails and shelving. The property features a well-sized, fully tiled wet room with walk-in shower, WC, and wash basin.

The property is understood to be connected to mains water, drainage, and electricity. Council Tax Band C (Cotswold District Council). The apartment includes one private allocated parking space.

Residents benefit from an emergency call system linked to the on-site manager, along with a 24-hour out-of-hours service and additional call points throughout the building. Access is controlled via a secure entry system with audio and visual monitoring from the main entrance to the apartment. Communal facilities include a residents' lounge with kitchen area and French doors opening onto the south-facing communal gardens, featuring a terrace and lawned areas. A guest suite is available for visiting friends and family.



The property is leasehold on a 125-year lease, which commenced in 2015. The building is subject to a monthly service charge of £254.24, which includes buildings insurance and water, and a 6-monthly ground rent of £212.50.

EPC Rating: C (69).

Tetbury is a historic wool town situated within the Cotswolds AONB. The town is well known for its royal association with King Charles III, whose country residence, Highgrove House, is nearby. Tetbury also hosts the popular annual Tetbury Woolsack Races each May on Gumstool Hill. The charming town centre offers an excellent range of amenities including cafés, boutiques, pubs, restaurants, supermarket, doctors' surgery, and dental practice.

Kemble railway station, providing direct services to London Paddington, is approximately seven miles to the north. Both the M4 motorway and M5 motorway are accessible, offering convenient links to Bath, Bristol and London.

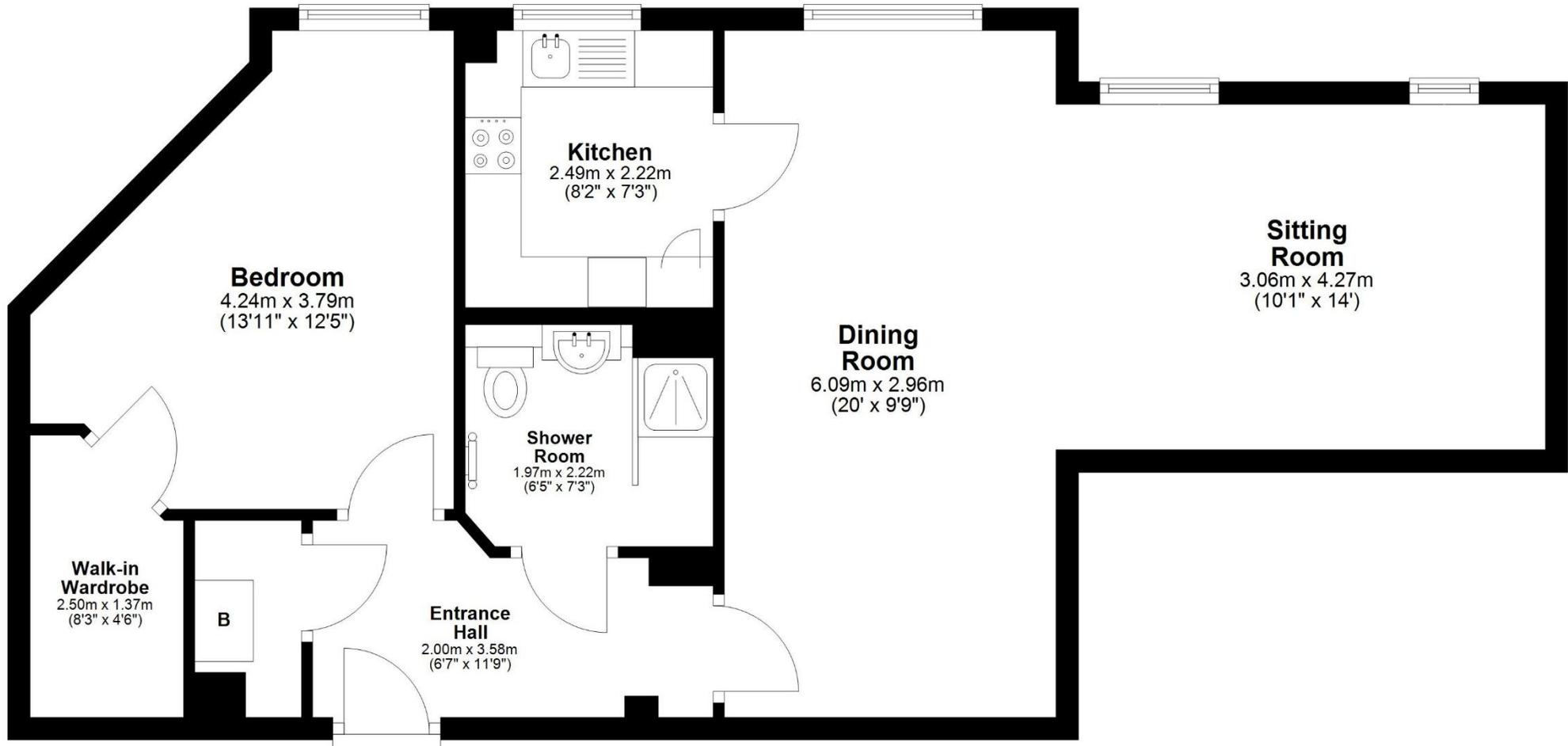


## Guide Price £265,000



# Ground Floor

Approx. 66.1 sq. metres (711.0 sq. feet)



Total area: approx. 66.1 sq. metres (711.0 sq. feet)