

WILKINSON

SALES • LETTINGS • MANAGEMENT

Shared ownership £180,000
Marina Court, Trafalgar Road, Tewkesbury, GL20



Welcome to Marina Court
Main Entrance & Car Park 1
and
Flats 1-51
permits in operation



2

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- NO ONWARD CHAIN
- Ground Floor Retirement Apartment
- Lounge With Bay Window
- Fitted Kitchen
- Two Bedrooms
- UPVC Double Glazing
- Electric Heating
- Resident & Visitor Parking
- Communal Gardens
- Internal Communal Areas

Beautiful Ground Floor Retirement Apartment with Marina Views – 75% Shared Ownership.

Situated within the highly sought-after **Marina Court** over 55’s development, this beautifully presented ground floor apartment is offered with a **75% shared ownership** and enjoys an enviable position just a short distance from Tewkesbury Town Centre and its excellent range of shops, amenities and riverside walks. The other 25% is owned by Anchor Hanover Housing who take care of the complex.

The well-planned accommodation comprises a welcoming entrance hall with two generous storage cupboards, a spacious lounge featuring a lovely bay window with views towards the Marina, and a modern fitted kitchen complete with a built-in electric double tower oven, electric hob and integrated fridge/freezer.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a built-in wardrobe and access to a convenient Jack and Jill shower room.

Marina Court offers an exceptional range of communal facilities designed to enhance residents' lifestyles, including beautifully maintained landscaped gardens with seating areas, two comfortable residents' lounges with kitchen facilities, a communal dining room, gym, hair salon and cinema room. Ample parking is available for both residents and visitors.

This is a fantastic opportunity to enjoy independent retirement living within a welcoming community in a prime location. For further information about the development and the shared ownership scheme, please contact our office.

Remaining Lease Length 107 years. Service Charge £558.18 per month. Council Tax Band C. EPC Rating C.

Lounge 15' 9" x 13' 4" (4.80m x 4.06m)
maximum measurements

Kitchen 8' 4" x 9' 1" (2.54m x 2.77m)

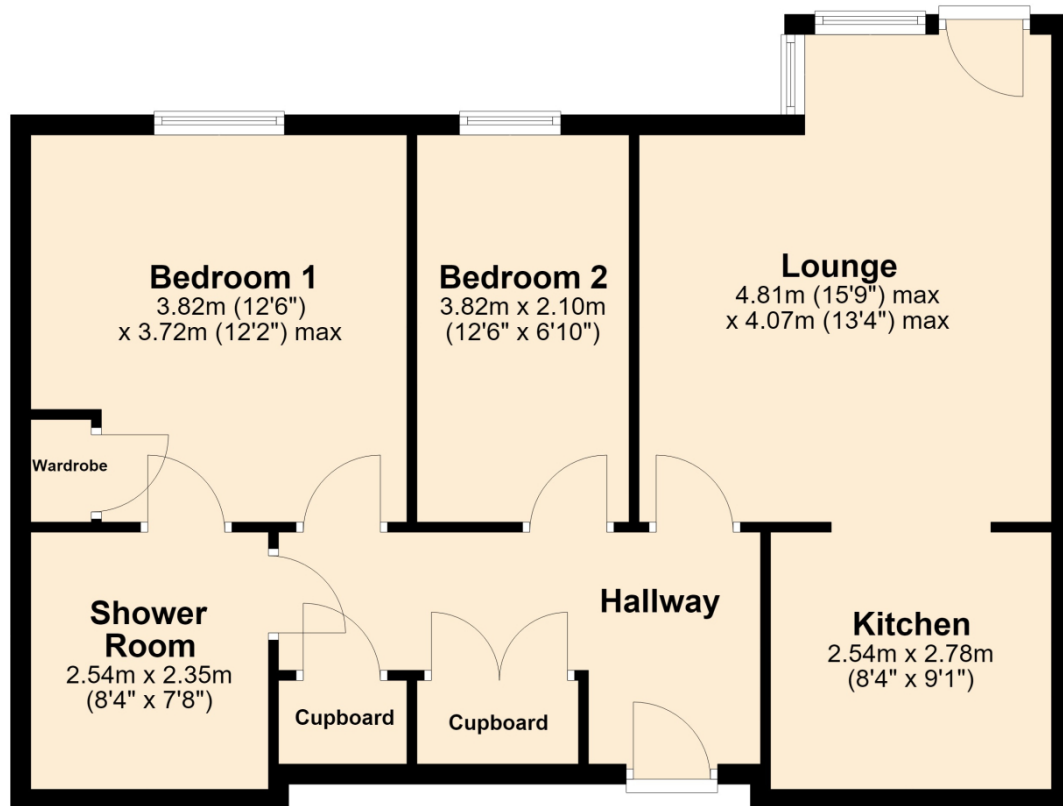
Bedroom 1 12' 6" x 12' 2" (3.81m x 3.71m)
maximum measurements

Bedroom 2 12' 6" x 6' 11" (3.81m x 2.11m)

Shower Room 8' 4" x 7' 9" (2.54m x 2.36m)

Ground Floor

Approx. 66.3 sq. metres (713.8 sq. feet)



Total area: approx. 66.3 sq. metres (713.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		79	79
		EU Directive 2002/91/EC	

Address: Marina Court, Trafalgar Road, GL20

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		80	80
		EU Directive 2002/91/EC	

