



SALES & LETTINGS



16, The Maltings Station Street, Tewkesbury, GL20 5NN
Asking Price £137,500

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	77	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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 & Wales		
EU Directive 2002/91/EC		

Situation

The Maltings is situated in the heart of the historic market town of Tewkesbury, which is centrally located between Cheltenham, Gloucester, Evesham, Worcester and close to the M5 and M50.

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 motorways and railway station provide easy access to the rest of the country.

PROPERTY SUMMARY

TWO BEDROOMS
Off Road Parking
Kitchen
Living Room
Bathroom
Communal Gardens
Communal Living Room
Town Centre Location
Council Tax Band B
NO ONWARD CHAIN



Description

**** NEW PRICE - NO ONWARD CHAIN ****

Town centre retirement living.

This delightful first floor apartment has wonderful views over the glorious gardens and pond, an entrance hall leads into the living room, with bay window taking in the full aspect of the gardens. A door leading to the kitchen comes off here.

From the hall there is a good size bathroom, with walk in shower, low level W/C and wash hand basin.

A guest bedroom or study is at the end of the hallway, again with views over the garden, the principal bedroom completes your space, with window looking over the beautiful grounds.

This is a great apartment in one of Tewkesbury's favoured retirement complexes.

Call our office now to arrange your appointment to view.

Lease 964 Years Remaining
Service Charge - £350pcm

GROUND FLOOR



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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Living Room

16'2 x 11'2 (4.93m x 3.40m)

Kitchen

7'9 x 5'5 (2.36m x 1.65m)

Bedroom One

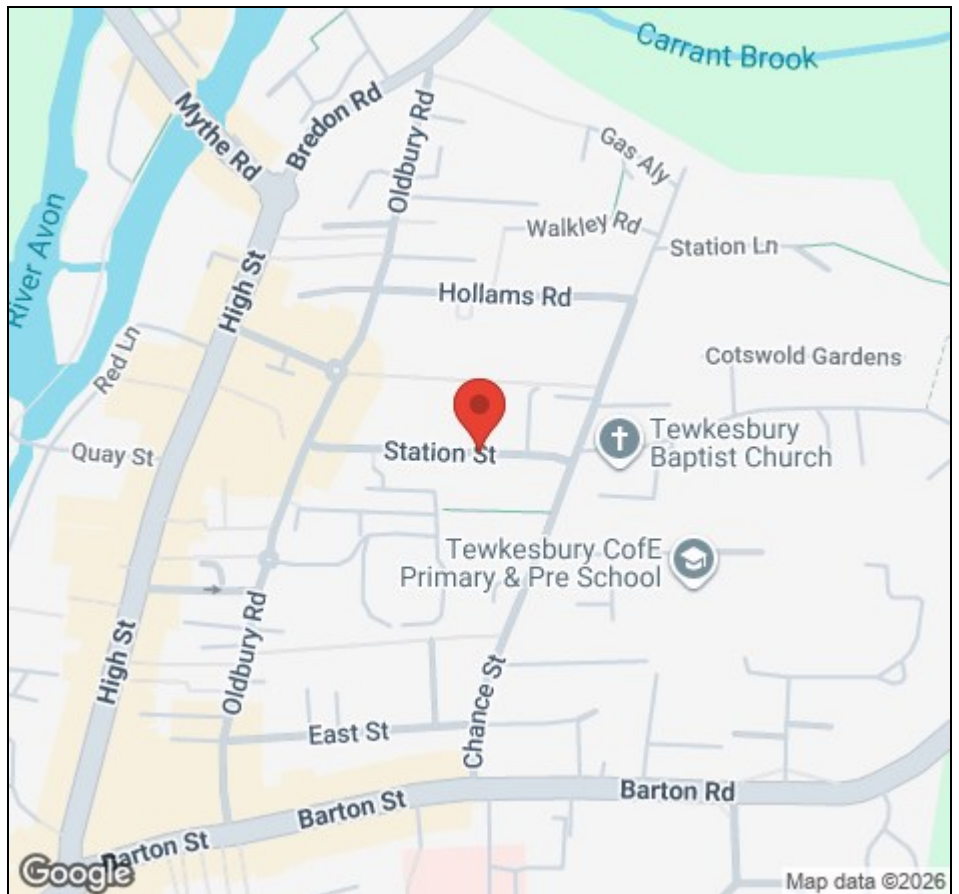
12'3 x 8'9 (3.73m x 2.67m)

Bedroom Two

16'2 x 7' (4.93m x 2.13m)

Shower Room

6'6 x 5'6 (1.98m x 1.68m)



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

Email: 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.