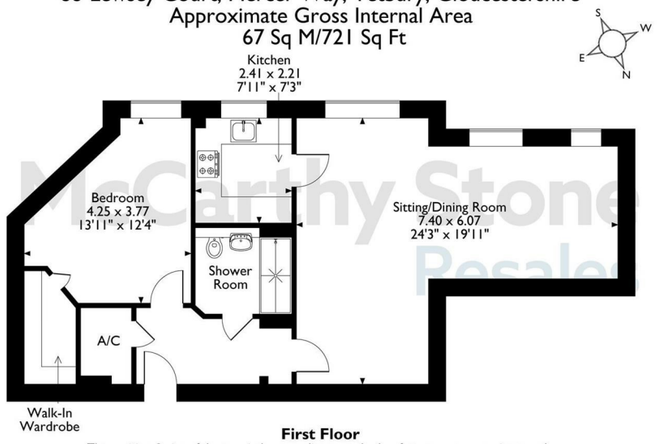
Excellent

Trustpilot

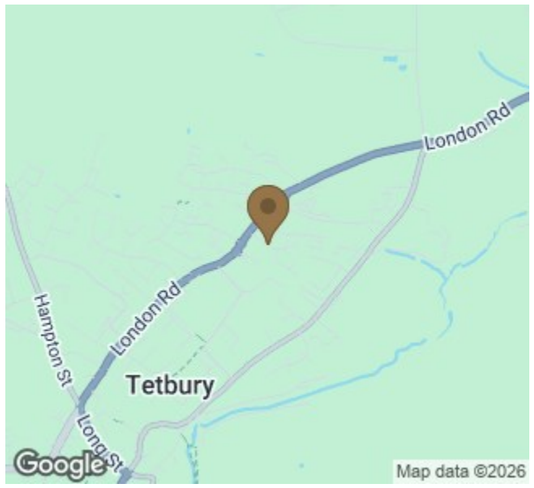
McCarthy & Stone Resales.

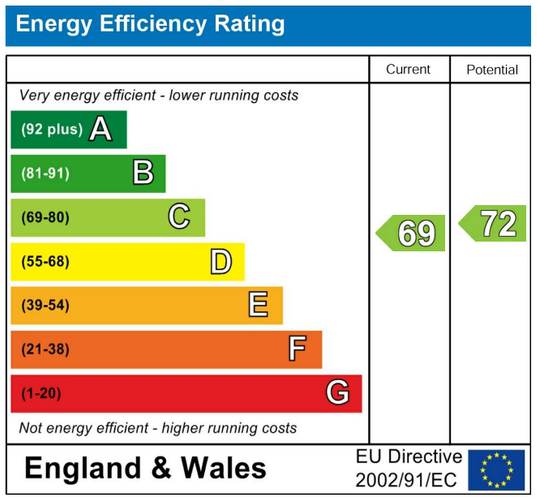
33 Lewsey Court, Mercer Way, Tetbury, Gloucestershire
Approximate Gross Internal Area
67 Sq M/721 Sq Ft



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







33 Lewsey Court

Mercer Way, Tetbury, GL8 8GW

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 33 Lewsey Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £249,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Delightful one-bedroom retirement living apartment
- House Manager
- Guest suite
- Homeowners' lounge for socialising
- Lift to all floors
- Beautiful landscaped gardens
- Mobility scooter store
- Laundry room

McCarthy & Stone Resales.

Trustpilot Rated Excellent

33 Lewsey Court, Tetbury

1 | 1 | Asking price £249,000

LEWSEY COURT

Tetbury is a charming Cotswold market town offering a variety of local amenities which includes a well stocked supermarket located in close proximity to our development. Incorporating Natural Cotswold Stone in its design, Lewsey Court has been created to blend in with the local architectures of Tetbury. Lewsey Court is a traditional development of 38 one and two bedroom retirement living apartments for the over 60's where you can enjoy those little luxuries like underfloor heating and a walk in wardrobe. The development also features a fully equipped laundry room, a mobility scooter store (with charging points), a guest suite and private allocated parking on site. For your reassurance, Lewsey Court provides added security via a 24-Hour emergency call system and a camera door entry system linked to your TV. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Property Overview

This immaculate one-bedroom, first floor apartment enjoys a desirable south westerly position overlooking the communal gardens. The spacious lounge is bright and inviting with three triple glazed windows offering pleasant views. The accommodation also features a modern fitted kitchen with integrated appliances and granite worktops. There is a generous double bedroom with walk-in wardrobe and a contemporary shower room. A generous utility room offers plenty of storage space.

Social Lifestyle

The Communal Lounge is at the heart of the community at Lewsey Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and Friday film nights plus themed events throughout the year. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Lewsey Court are the stunning landscaped gardens. There is a the large seating area with tables and chairs where barbecues are hosted when weather permits. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy & Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

Additional information & services

- Lift to all floors
- Full fibre broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service Charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Annual service charge fee of £3,233.16 due for review 30.09.2027.

Car Parking

This apartment benefits from parking plot CC.

Lease Information

125 years from 1st Jan 2015
Annual ground rent is £425

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT













