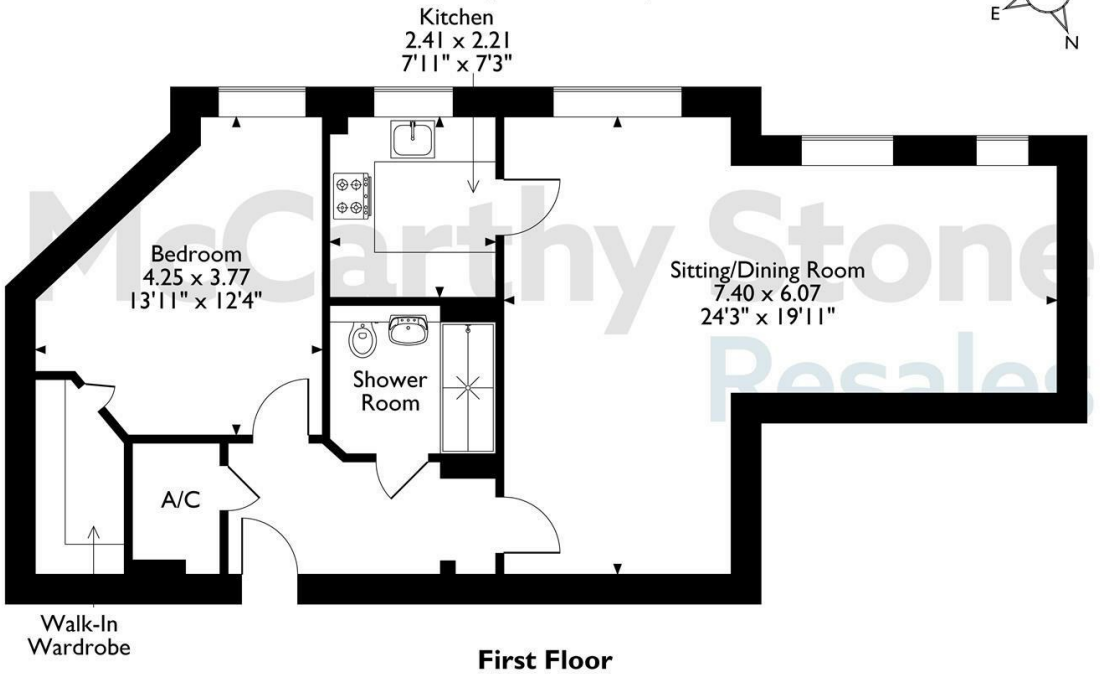


33 Lewsey Court, Mercer Way, Tetbury, Gloucestershire
Approximate Gross Internal Area
67 Sq M/721 Sq Ft



First Floor
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for any purpose is strictly prohibited.

33 Lewsey Court

Mercer Way, Tetbury, GL8 8GW



Asking price £265,000 Leasehold

Welcome to this CHARMING retirement living apartment located on Mercer Way in Tetbury. This DELIGHTFUL property boasts a SPACIOUS reception room and a COSY bedroom. Perfect for those over 60, don't miss the opportunity to make this your PEACEFUL RETREAT in the heart of Tetbury.

Call us on 0345 556 4104 to find out more.

Lewsey Court, Mercer Way, Tetbury

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 communal lounge is a great venue for social events, which you can partake in as much, or as little, as you wish. Events vary from "Tea & Cake Sunday's to themed lunches, monthly Dingbats/Wordsearch and Friday film nights. 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.

ENTRANCE HALL

Doors to Shower Room; Bedroom; Living Room; and walk in storage cupboard housing hot water tank. Ceiling light and power point.

LIVING ROOM

Triple glazed windows offering plenty of natural light and a very pleasant outlook over the communal gardens. Spacious and inviting lounge with ample room for dining furniture. Two ceiling light fittings. Camera entry system (for use with a standard TV). Sky Television point (subscription fees will apply). Telephone point and power points.



KITCHEN

Fully integrated kitchen featuring Neff appliances. Integrated fridge/freezer. Integrated ceramic hob with extractor hood above. Stainless steel sink with lever taps and triple glazed window above. Under pelmet lighting.

BEDROOM

Benefiting from a walk in wardrobe. Illuminated light switch. Television and telephone points. Triple glazed window.

SHOWER ROOM

Fully tiled and fitted featuring a level access shower with grab rail. Vanity unit with inset wash hand basin - fitted mirror with built in lighting above. Shaver point. 24-Hour emergency intercom call point. Heated towel rail. Extractor ventilation. WC

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



1 bed | £265,000

contact your Property Consultant or House Manager.

Annual service charge fee of £3035,86 due for review 30.09.2026.

Car Parking

This apartment benefits from parking plot CC.

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

ADDITIONAL INFORMATION & SERVICES

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

LEASE

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

