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## SALES & LETTINGS

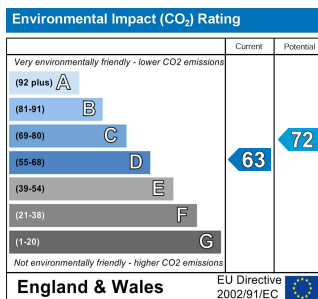
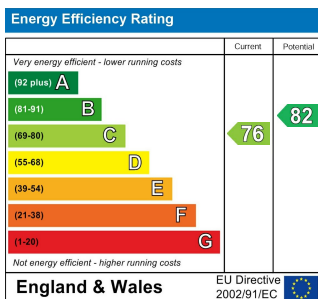


**7 The Maltings, Tewkesbury, Gloucestershire GL20 5NN**  
**Chain Free £160,000**

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



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Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



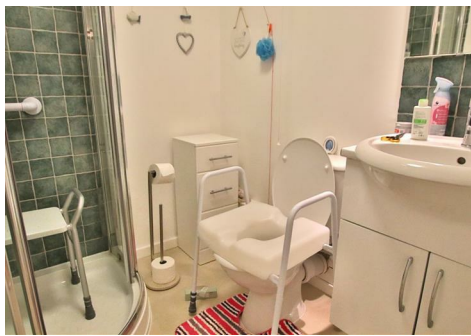
## Situation

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

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

## PROPERTY SUMMARY

Over 55's Development  
 Ground Floor Apartment  
 Lounge/Dining Room  
 Kitchen  
 Two Bedrooms  
 Shower Room  
 Communal Gardens  
 NO ONWARD CHAIN



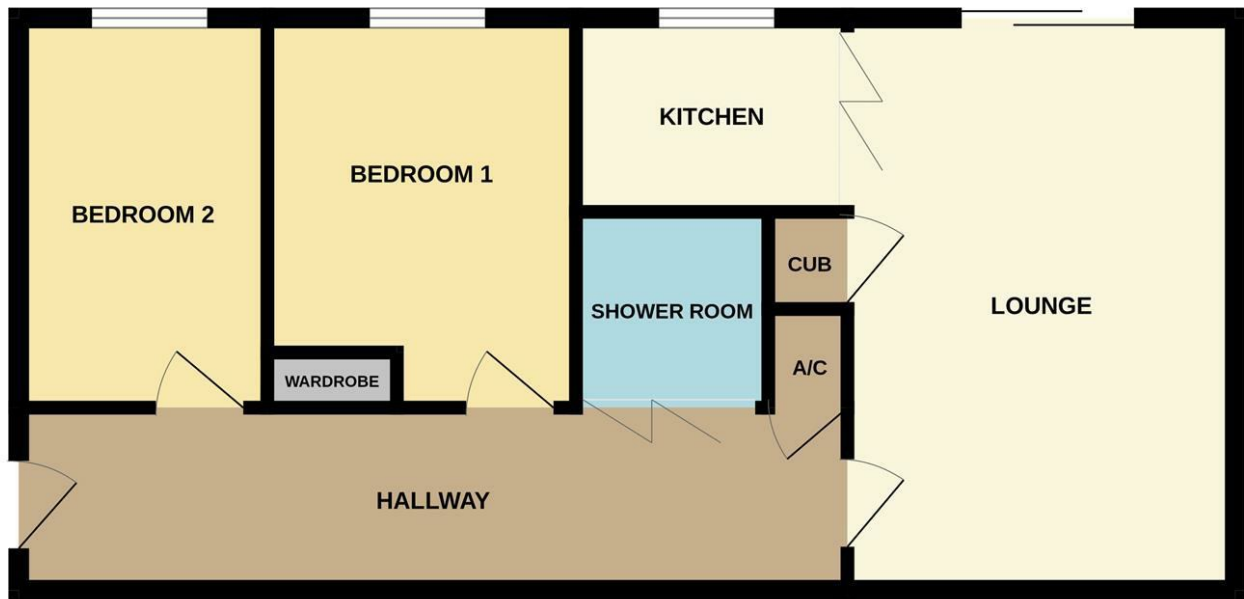
### **Description**

Rarely available GROUND FLOOR two bedroom apartment located in the over 55 development of The Maltings set within Tewkesbury's town centre.

Opening onto communal gardens the apartment briefly comprises, large entrance hall with airing cupboard, living/dining room with sliding doors onto the garden and storage cupboard. Refitted kitchen with built in appliances. Refitted shower room and two bedrooms with the master bedroom boasting built in wardrobes.

The Maltings is centrally situated with easy access of Tewkesbury High Street and amenities and offers the security of scheme manager and 24 hour pull cord assistance. There are also communal gardens, off road parking, communal lounge area and guest suite. OFFERED FOR SALE WITH NO ONWARD CHAIN.

GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 sq.m.) approx.

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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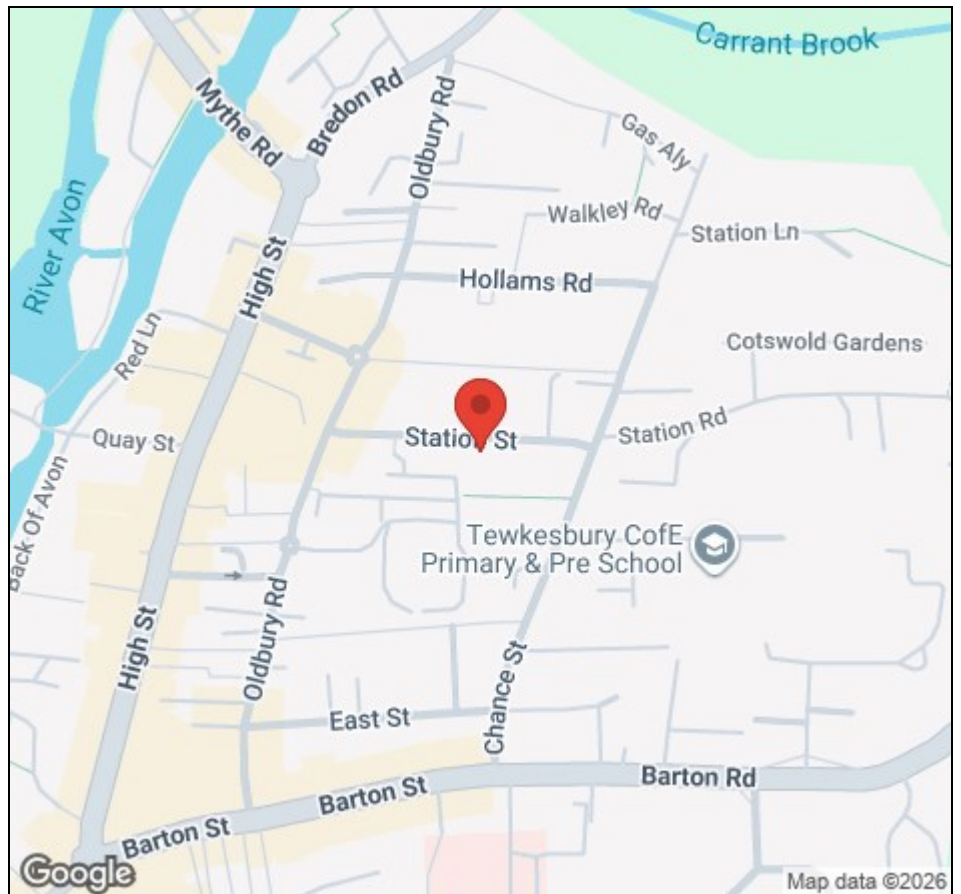
**Lounge/Dining Room**  
16'4 x 11'1 (4.98m x 3.38m)

**Kitchen**  
7'9 x 5'6 (2.36m x 1.68m)

**Bedroom One**  
11'1 x 8'10 (3.38m x 2.69m)

**Bedroom Two**  
11'1 x 7'1 (3.38m x 2.16m)

**Shower Room**  
6'0 x 5'6 (1.83m x 1.68m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

Email: [info@tagsalesandlettings.co.uk](mailto: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.