

A large, multi-story stone house with a courtyard and a stone path. The house is built from light-colored stone and has a dark roof with several dormer windows. The courtyard is green and well-maintained, with a stone path leading through it. There are some trees and shrubs in the courtyard, and a pergola structure is visible. The sky is clear and blue.

hunter
french

31 Lewsey Court, Mercer Way, Tetbury, Gloucestershire, GL8 8GW

This first floor one bedroom retirement apartment, situated in the popular complex Lewsey Court in Tetbury, benefits from no onward chain and extensive views over the communal gardens.

Lewsey Court is a collection of 38 apartments built by McCarthy & Stone in 2015, set within attractive landscaped communal gardens. Residents enjoy a range of excellent amenities including off-street parking, lift access to every floor, a comfortable residents' lounge with Wi-Fi, and a friendly community with a programme of regular social activities.

This apartment enjoys a large entrance hallway upon entering the property with access to all rooms and a large hall cupboard which houses the electric boiler and offers useful storage. To the right is a spacious light filled sitting/dining room overlooking the communal gardens. The sitting room has ample space for a dining table and chairs to one end and sofas to the other. There is an electric fire that sits centrally within the room. This room flows into the 'U' shaped kitchen, which boasts wall and base units allowing ample storage. There are integrated appliances such as integrated electric hob and fan assisted oven and fridge/freezer.

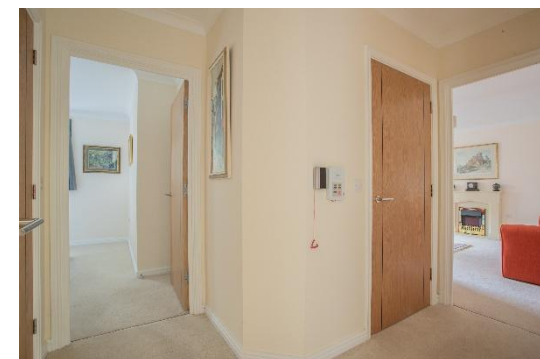
Continuing through the property there is a large fully tiled wet room with walk in shower, toilet, wash basin and heated towel rail. The one large and airy double bedroom overlooks the gardens and has ample space for freestanding storage and a large walk in wardrobe.

This property benefits from underfloor zoned heating throughout. The property is connected to mains services such as: water, electricity and drainage. The water and drainage charge is covered by the annual service charge.

Externally there are well manicured communal gardens which enjoy various patio seating areas to enjoy in the warmer months. There is also an allocated parking space within the car park. Council tax band C (Cotswold District Council).

EPC – C(75).

The property is held on a 125-year lease from 2015. The current monthly service charge is £254.24, which includes buildings insurance and water, together with a six-monthly ground rent of £212.50. Residents benefit from an emergency call system linked to the on-site House Manager, together with a 24-hour out-of-hours response service and additional call points throughout the building.



Access is controlled via a secure entry system with audio communication from the main entrance to the apartment. Communal facilities include a residents' lounge with a kitchen area and French doors opening onto the south-facing communal gardens, which feature a terrace and lawned areas. A guest suite is also available for visiting friends and family.

Situation

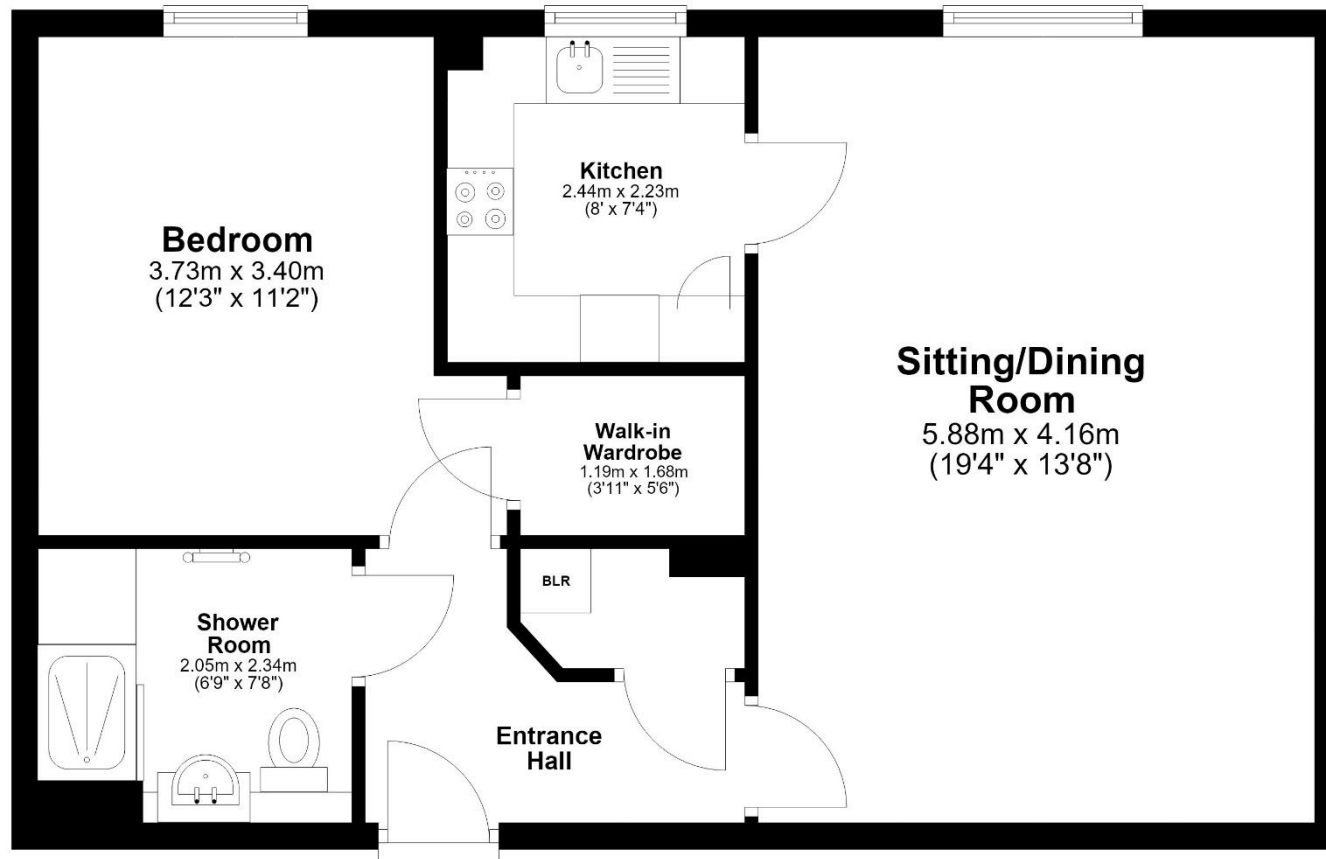
Tetbury is a historic wool town situated within the Cotswolds Area of Outstanding Natural Beauty. The town is renowned for its royal association with King Charles III, whose country residence, Highgrove House, is located nearby. Tetbury also hosts the popular annual Woolsack Races each May on Gumstool Hill. The charming town centre offers an excellent selection of cafés, boutiques, pubs, restaurants, a supermarket, doctors' surgery and dental practice. Kemble railway station, providing direct services to London Paddington, is approximately seven miles to the north. Both the M4 and M5 motorways are within easy reach, offering convenient access to Bath, Bristol and London.

Guide Price £245,000



First Floor

Approx. 56.1 sq. metres (604.2 sq. feet)



Total area: approx. 56.1 sq. metres (604.2 sq. feet)