



# tag



## SALES & LETTINGS



**46 The Maltings Station Street, Tewkesbury, Gloucestershire GL20 5NN**  
**Asking Price £165,000**

**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	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## PROPERTY SUMMARY

NO ONWARD CHAIN  
Sheltered Accommodation  
Second Floor Apartment  
Shower Room  
Separate WC  
Two Bedrooms  
24 Hour Emergency Call System,  
Communal Lounge Area  
Communal Gardens  
Council Tax Band B

## 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.



## Description

This well-presented two-bedroom apartment is located on the second floor of The Maltings, an over-55s development in the heart of Tewkesbury's town centre.

The accommodation comprises an entrance hall with an airing cupboard, a lounge/dining room featuring a bay window, and a fitted kitchen with appliances. There are two bedrooms, one double and one single, both benefiting from built-in storage. Additionally, the apartment includes a shower room and a separate toilet room. It is equipped with panel heaters for comfort.

The Maltings is centrally located, providing easy access to Tewkesbury High Street and local amenities. It offers the security of a scheme manager and 24-hour pull cord assistance. Additional features of the development include communal gardens, lift access, communal parking, a lounge area, and a guest suite.

\*\*\*VENDOR TO CONFIRM FEES\*\*\*

Lease: 960 years remaining

Service Charge: £355.11 per month



# 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, structures and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Lounge

16'8" x 13'1" (5.08m x 3.99m)

## Kitchen

7'10" x 5'6" (2.39x1.68)

## Bedroom 1

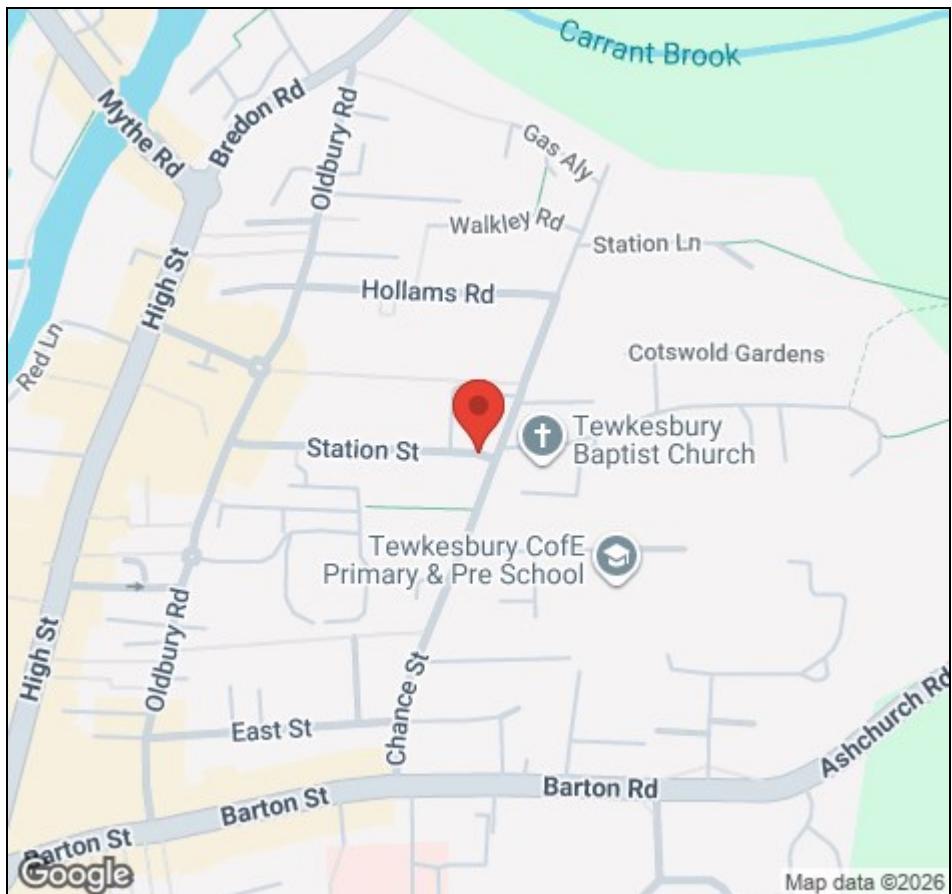
16'8" x 9'11 (max) (5.08m x 3.02m (max))

## Bedroom 2

12'03 x 7'02 (max) (3.73m x 2.18m (max))

## Shower Room

5'05 x 6'05 (1.65m x 1.96m)



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.