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SALES & LETTINGS

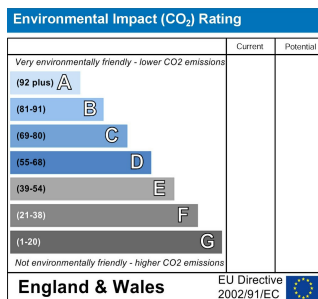
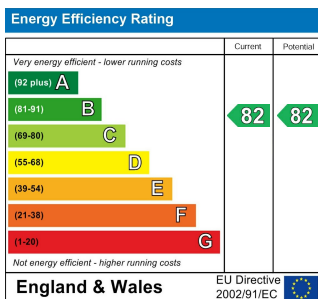


**19 St. Barbaras Close, Tewkesbury, GL20 8LG
Offers In The Region Of £200,000**

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



Situation

Ashchurch is just on the outskirts of Tewkesbury and within close proximity to the local train station and with good links to junction 9 of the M5 motorway for commuting. Ashchurch has a local primary school, village hall and St Nicholas Church.

Tewkesbury's historic market town is located only three miles away which boast a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library.

PROPERTY SUMMARY

- NO ONWARD CHAIN
- Penthouse Apartment
- Fitted Kitchen
- Two Double Bedrooms
- En Suite To Master Bedroom
- Family Bathroom
- Allocated Parking
- Gas Central Heating
- Double Glazing
- Council Tax Band B



Description

TAG Sales & Lettings is pleased to present this penthouse apartment located in a small development within walking distance of the Cotswold Designer Outlet Village.

The living area is bright and currently arranged with both a dining area and a lounge area. The well-equipped kitchen includes an oven and a hob.

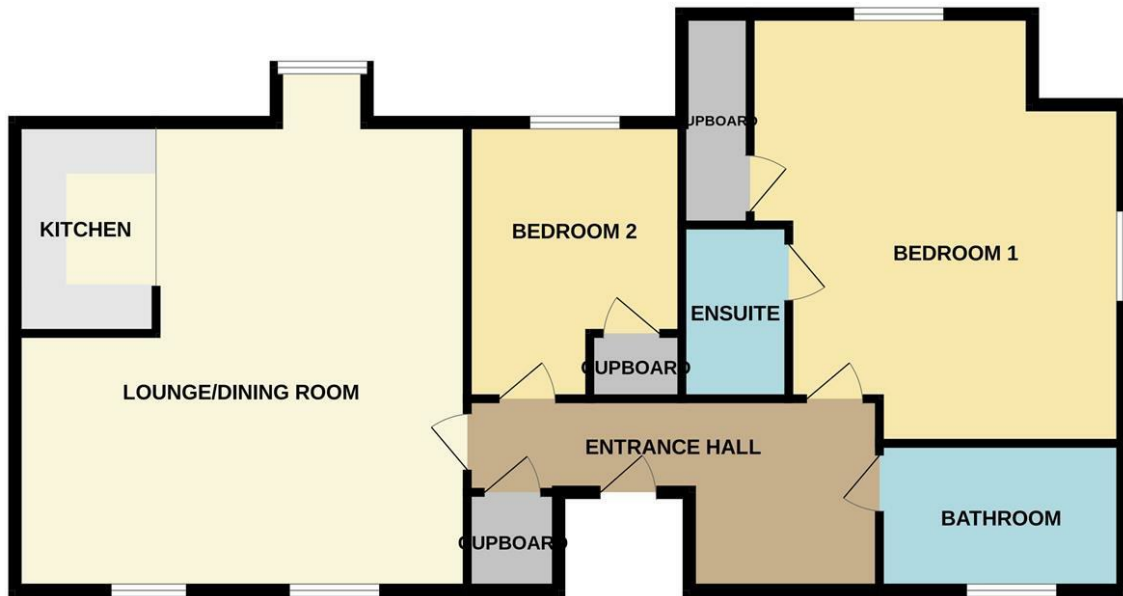
A hallway leads to two double bedrooms. The main bedroom features an ensuite shower room and built-in wardrobes, while the second bedroom also includes a built-in wardrobe. Additionally, there is a family bathroom.

The property benefits from gas-fired central heating and double glazing, along with skylight windows that add extra light. There are two allocated parking spaces available, as well as additional visitor parking.

The well-maintained communal gardens back onto open countryside, providing a beautiful outdoor space.

Annual service charge £900, & ground rent £250, renewal January 2027

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, 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

19'01 (max) x 21'04 (max) (5.82m (max) x 6.50m (max))

Kitchen

9'04 x 6'00 (2.84m x 1.83m)

Bedroom 1

16'06 x 15'02 (max) (5.03m x 4.62m (max))

En Suite

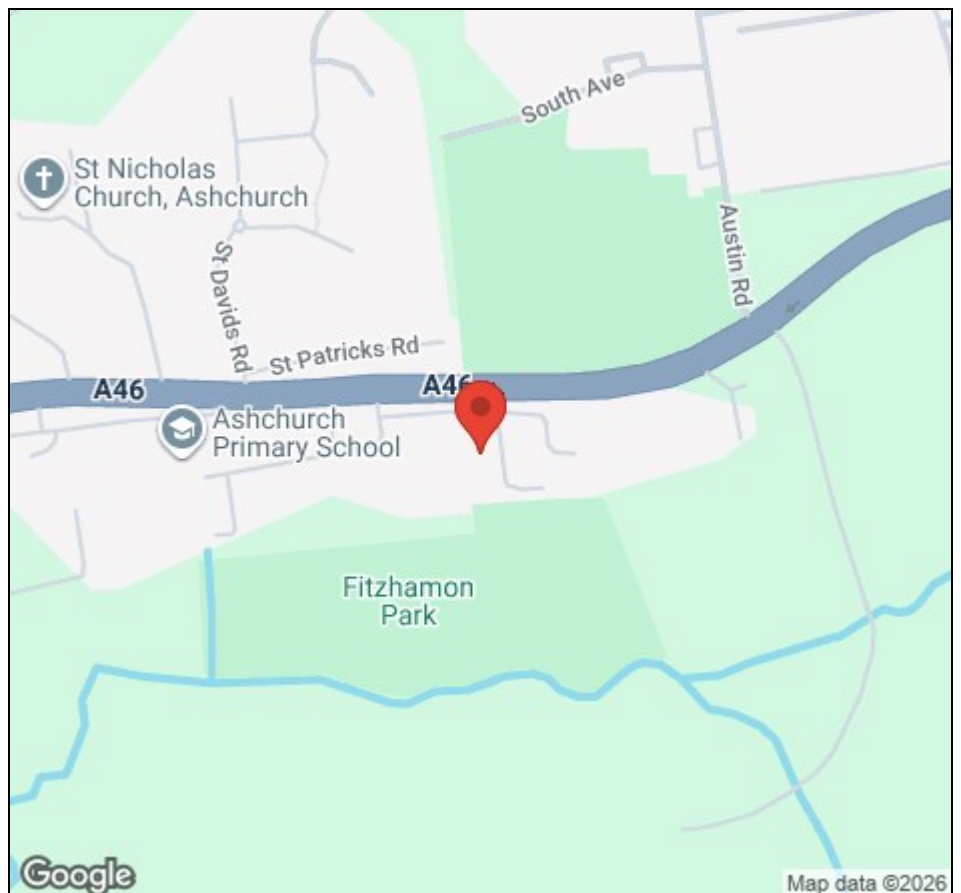
3'11 x 7'09 (1.19m x 2.36m)

Bedroom 2

9'07 x 9'11 (2.92m x 3.02m)

Bathroom

10'08 x 6'10 (3.25m x 2.08m)



Viewing strictly by appointment via TAG Sales & Lettings – 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.