

A photograph of a two-story stone house with a light-colored stone facade. The house features a bay window on the ground floor and several rectangular windows on the upper floor. A small front garden with various plants and a gravel path is visible. A black metal fence runs along the left side of the garden. A red fire box is mounted on the wall to the right. The sky is blue with some clouds.

hunter
french

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

A fantastically spacious one-bedroom ground-floor apartment situated within the highly regarded Lewsey Court – a McCarthy & Stone complex offering independent living exclusively for the over 55s. Offered to the market with no onward chain.

Lewsey Court is a modern building made up of 38 individual apartments set across three floors. The building was constructed in 2015 and offers a range of amenities including communal sitting areas, a laundry room, storage facilities, and emergency points across the building, with an employed house manager and 24-hour assistance. The property has a beautifully maintained, south-facing communal garden, and there is a parking space that accompanied the apartment.

Apartment 2 sits in a favourable position on the ground floor of the building. The property comprises a spacious entrance hallway with access to all rooms, plus a fitted cupboard that houses the boiler and provides space for coat and shoe storage. The reception room is a generous size and comfortably accommodates both a dining area and a seating area, perfect for socialising and entertaining if desired. There is a charming box-bay window at one end that looks across the well-maintained front gardens and fills the room with natural light. Beside the reception room is the practical and well-appointed kitchen, which has fitted units in a 'U' layout. Integrated appliances are included, such as a fridge/freezer, dishwasher, electric hob with extractor hood, and eye-level oven. Another window overlooks the front and fills the space with light.

The bedroom is another very well-sized room, which has been naturally divided into a bedroom area and a study space to one side. There is a walk-in wardrobe with a range of fitted storage including hanging rails and shelving. The wet-room-style shower room completes the accommodation. A walk-in shower spans the width of one side of the room, while a washbasin is set within a useful vanity unit that provides additional storage, alongside a W.C. The room is finished with stylish tiling throughout and includes a heated towel radiator.

The property is leasehold on a 125-year lease, which commenced in 2015. The building is subject to a monthly service charge of £254.24, which includes buildings insurance and water, and a 6-monthly ground rent of £212.50.



The property is connected to mains services of water, drainage, and electricity. The heating is powered via electric underfloor heating throughout the apartment. Council Tax Band C (Cotswold District Council).

EPC – C(70).

Tetbury is a historic wool town situated within the Cotswold Area of Outstanding Natural Beauty. The town is well known for its royal association with HM King Charles III, whose country home, Highgrove House, is nearby. It has a highly anticipated and well-attended annual Woolsack Race held each May on Gumstool Hill. The charming and quintessential town centre has many amenities to offer, including cafés, boutiques, pubs, and restaurants. Essential amenities such as a supermarket, doctors' surgery, and dental surgery are within the town itself.

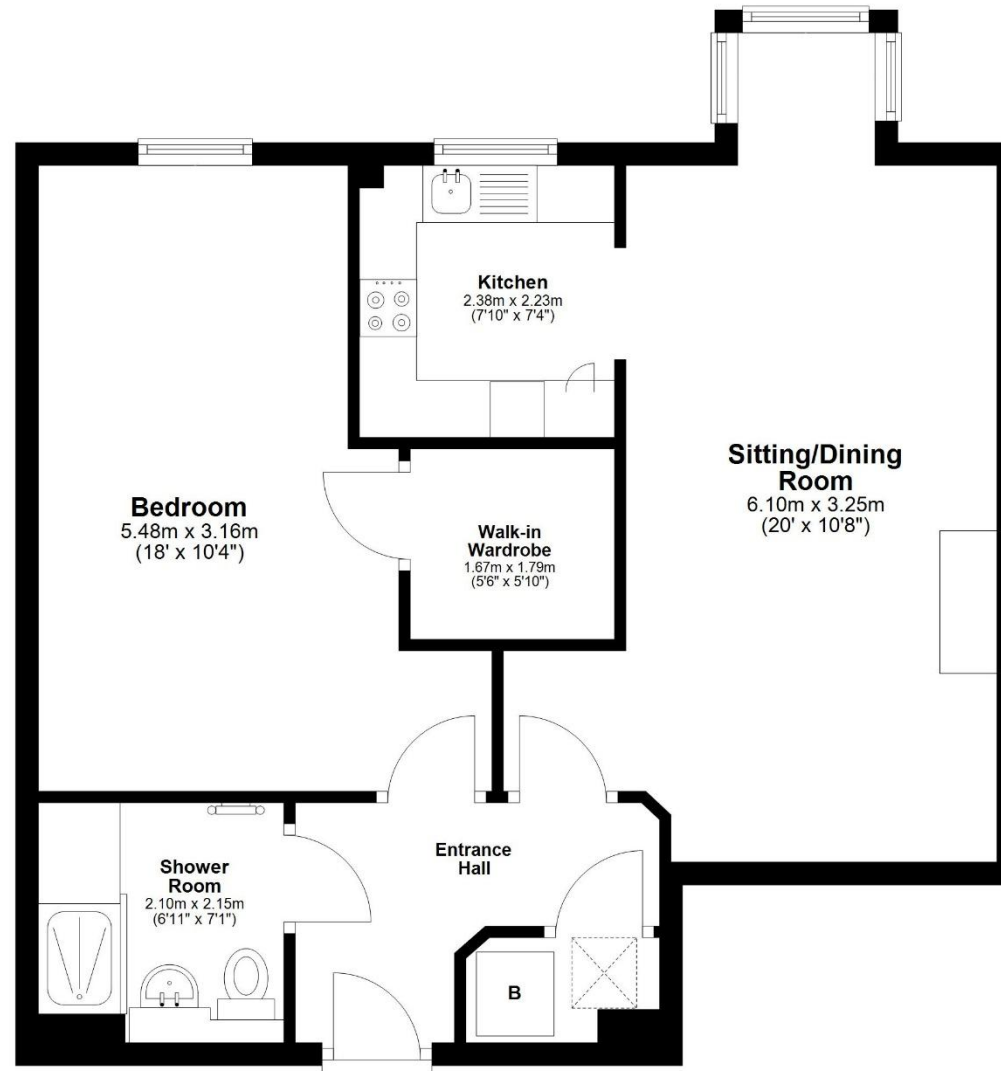
Kemble station, a mainline to London Paddington, can be reached just c.7 miles north, and both the M4 and M5 are equidistant to the south and west respectively, giving convenient transport links to Bath, Bristol, and London.

Guide Price £250,000



Ground Floor

Approx. 61.2 sq. metres (659.1 sq. feet)



Total area: approx. 61.2 sq. metres (659.1 sq. feet)