



# tag



## SALES & LETTINGS



**38 The Maltings, Tewkesbury, GL20 5NN**  
**Asking Price £92,950**

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661  
**Walton Cardiff:** 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

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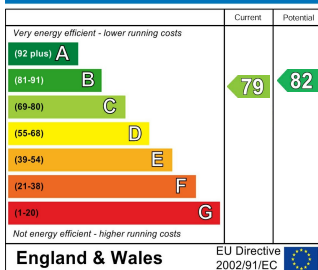


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Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN

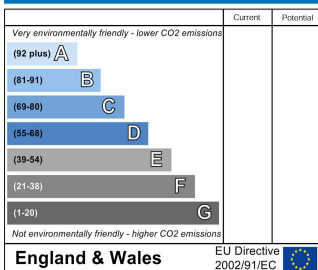




#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



## Situation

The Maltings is located in the heart of the historic market town of Tewkesbury, and is centrally positioned between Cheltenham, Gloucester, Evesham, and Worcester, close to the M5. The town also has good bus service links to the nearby towns.

In addition to a wide range of shops, the town centre features many stunning Tudor buildings and a wealth of leisure, health, educational, and arts facilities, including schools (pre-school, primary, and secondary), a theatre, hospital, swimming pool, library, and supermarkets. The close proximity to the motorway and railway station provides easy access to the rest of the country.

## PROPERTY SUMMARY

Over 55's Development  
2nd Floor Apartment  
Lounge / Dining Room  
Kitchen  
One Bedroom  
Shower Room  
Night Storage Heating  
Communal Gardens  
Communal Lounge & Conservatory  
Council Tax Band A





### Description

**\*\* NEW PRICE \*\* \*\* NO ONWARD CHAIN! \*\***

Over 55's 2nd floor apartment in the heart of Tewkesbury town centre offering easy access to all town amenities.

This well regarded sheltered development offers an on site manager, an in flat call system, communal parking, gardens, lounge and conservatory as well as lift access.

This well presented accommodation is located on the 2nd floor and comprises entrance hall with airing cupboard, lounge / dining room with window, kitchen, one bedroom with fitted wardrobes and a shower room.

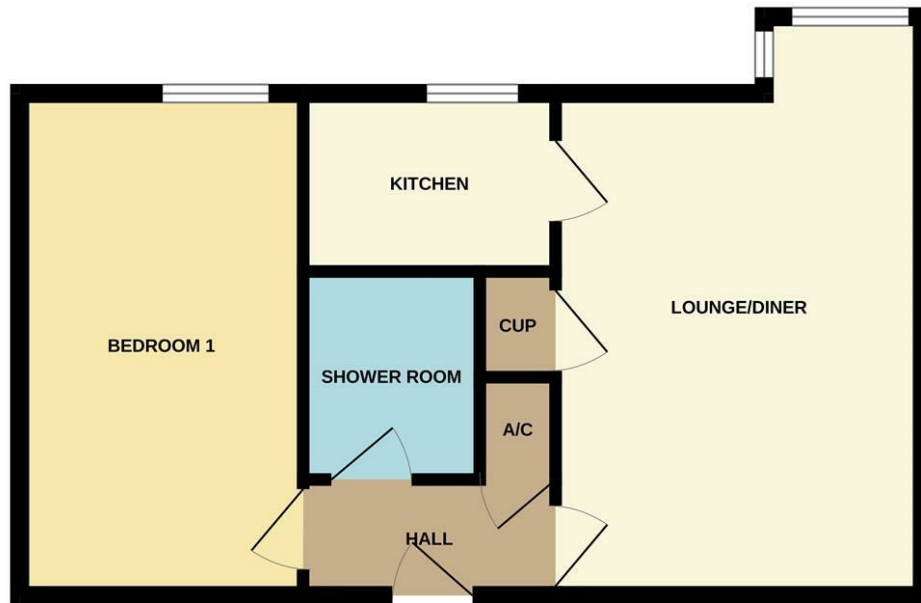
The property is complemented by night storage heating and double glazing.

### Lease Information

961 Years Remaining

Service Charges - £284.75 monthly

# 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.  
Made with Metropix 6/2024

## Lounge / Dining Room

11'02 x 16'07 (3.40m x 5.05m)

## Kitchen

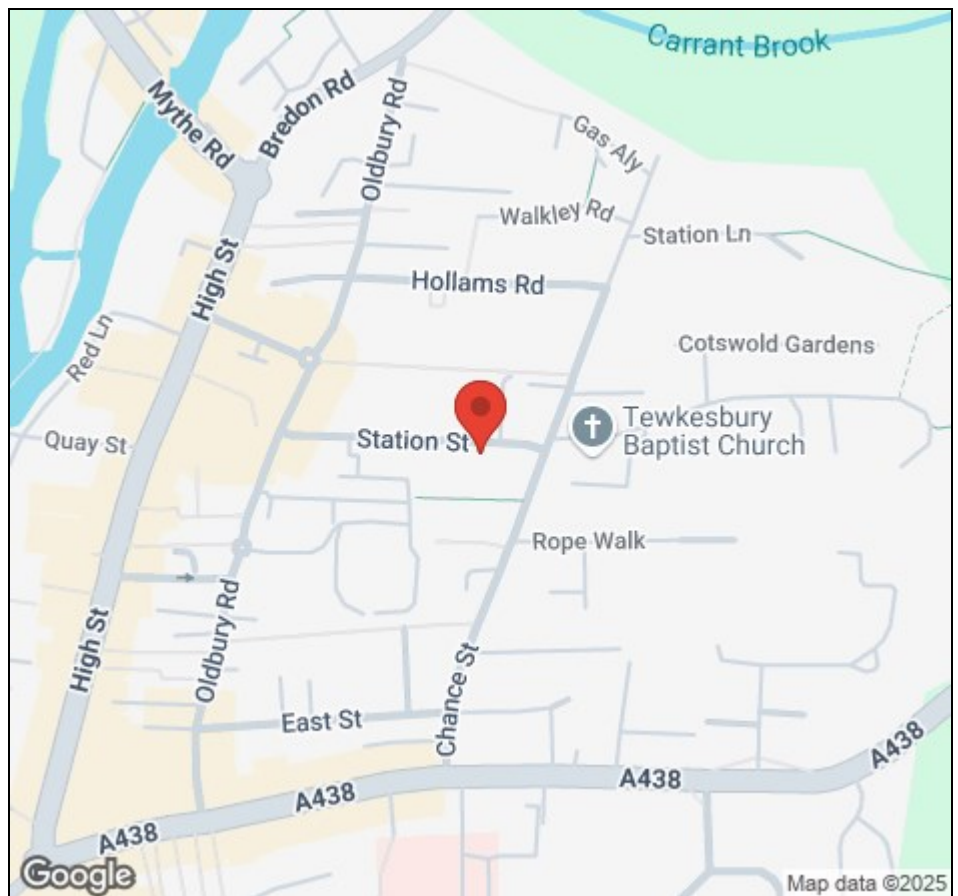
7'10 x 5'07 (2.39m x 1.70m)

## Bedroom

16'07 x 8'09 (5.05m x 2.67m)

## Shower Room

5'07 x 6'07 (1.70m x 2.01m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

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