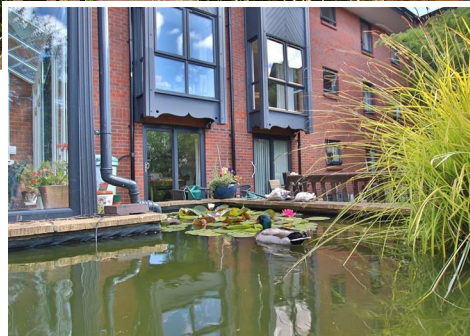




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SALES & LETTINGS



45 The Maltings, Tewkesbury, Gloucestershire GL20 5NN
Asking Price £110,000

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		75	81
		EU Directive 2002/91/EC	

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

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.

PROPERTY SUMMARY

No Onward Chain
Sheltered Accommodation
Second Floor
One Bedroom
Kitchen
Shower Room
24 Hour Emergency Call System,
Communal Gardens
Communal Lounge Area
Council Tax B



Description

Nestled within the over 55's complex of The Maltings on Station Street, Tewkesbury, this second-floor apartment offers a perfect blend of comfort and convenience. With its prime location within the town of Tewkesbury, residents will find themselves just a short stroll away from the vibrant town centre, where a variety of shops and local amenities await.

The apartment features a welcoming entrance hall that leads into a lounge/dining room. The well-appointed kitchen provides a functional space, while the spacious double bedroom ensures a restful retreat. Completing the accommodation is a well-designed bathroom.

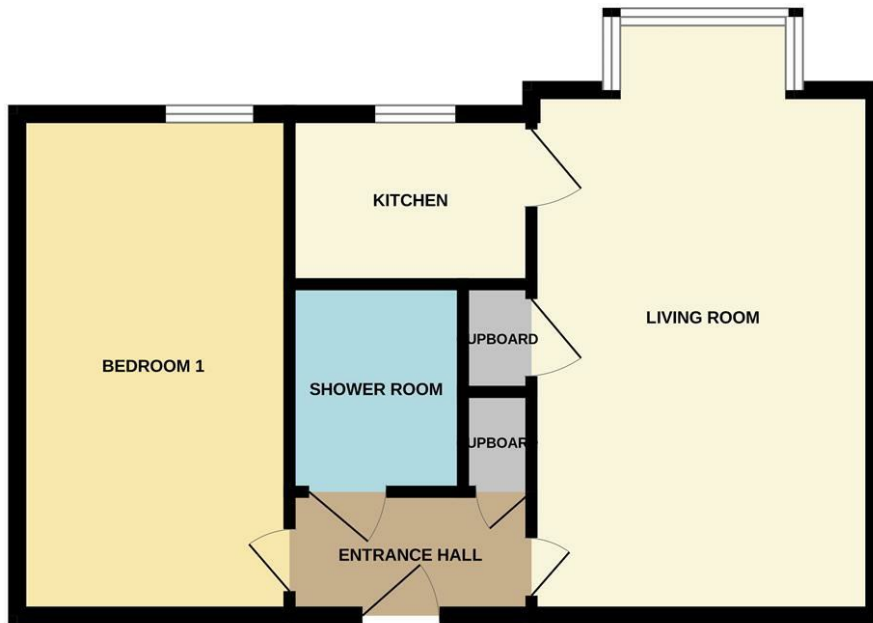
This property is equipped with upgraded storage heaters and recently replaced double glazing.

Residents will also appreciate the communal areas, which include beautifully landscaped gardens, a conservatory, and a communal lounge, where activities take place with fellow residents.

Security is paramount, with access to the building provided through a secured intercom and door system. This apartment is offered for sale with no onward chain, making it an attractive option for those looking to move in without delay. The service charge is set at £289 per calendar month, and the lease length extends to an impressive 999 years from 9th September 1986.

Don't miss your chance to make this flat your new home.

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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Reception

16'4"x10'8" (4.98x3.25)

Bedroom

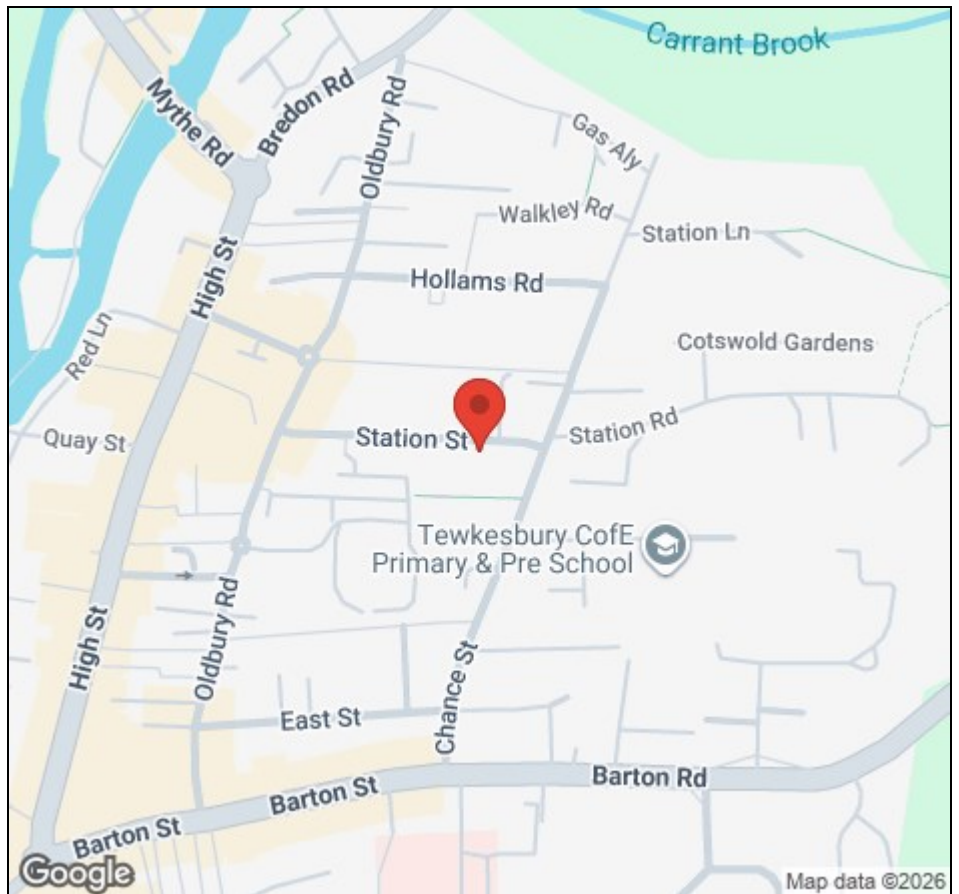
16'4"x8'10" (4.98x2.69)

Kitchen

7'10" x 5'6" (2.39m x 1.68m)

Shower Room

6'7 x 5'7 (2.01m x 1.70m)



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.