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## SALES & LETTINGS



**9 St. Barbaras Close, Tewkesbury, Gloucestershire GL20 8LG**  
**Asking Price £200,000**

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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		83	83
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-91) B			
(69-90) 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			

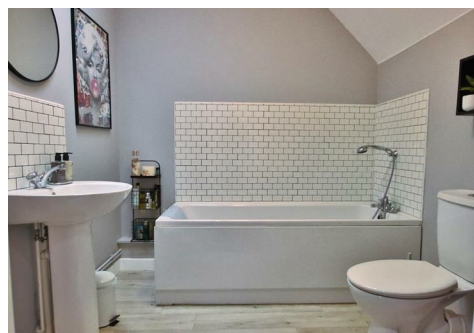
## Situation

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

- Penthouse Apartment
- Living Area
- Fitted Kitchen
- Two Double Bedrooms
- Ensuite to Main 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 offers views over fields. It is currently arranged with both a dining area and a lounge area. The well-equipped kitchen features an oven and a hob.

A hallway leads to two double bedrooms. The main bedroom includes an ensuite shower room and built-in wardrobes, while the second bedroom also has a built-in wardrobe. Additionally, there is a family bathroom and a utility cupboard with plumbing for a washing machine and a combination boiler.

The property benefits from gas-fired central heating and double glazing, as well as added features like skylight windows and sun tunnels. There are two allocated parking spaces available, along with additional visitor parking.

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

## Lease Information

Approximately 117 Years Remaining On Lease  
Service Charges - £95.84 including ground rent

# PENTHOUSE



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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## Living Room Area

27' (max) x 21'9 (max) (8.23m (max) x 6.63m (max))

## Kitchen Area

12'2 x 6'7 (3.71m x 2.01m)

## Bedroom 1

9'05 x 18'00 (2.87m x 5.49m)

## En Suite

6'08 x 5'11 (2.03m x 1.80m)

## Bedroom 2

9'02 x 13'05 (2.79m x 4.09m)

## Bathroom

7'01 x 6'09 (2.16m x 2.06m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

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