



# tag



## SALES & LETTINGS



**4 Tomkinsons Court East Street, Tewkesbury, GL20 5NR**  
**Asking Price £112,000**

**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                                   | 52                      | 53        |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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

## Situation

Tomkinsons Court 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

Ideal Investment Purchase  
 NO ONWARD CHAIN  
 First Floor Apartment  
 Open Plan Lounge & Kitchen  
 Double Bedroom  
 Bathroom  
 Close To Town Centre  
 Double Glazing  
 Electric Heating  
 Council Tax Band A



### Description

TAG Sales & Lettings are pleased to present this first-floor apartment, conveniently located behind a secure gate in the heart of Tewkesbury Town Centre. Its prime location provides easy access to a variety of amenities, including shops and cafes. This property is offered for sale with no onward chain.

Upon entering the apartment, you'll find an open-plan lounge and kitchen area. The property also features a double bedroom, with a storage cupboard, and a separate bathroom.

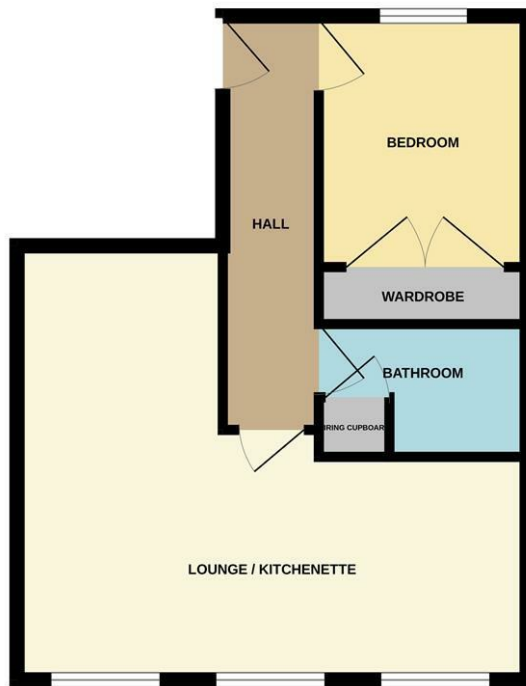
Key highlights include sealed unit double glazing throughout, as well as skylights in both rooms. The apartment also benefits from electric heating for added convenience and comfort.

Don't miss out on this opportunity—book your viewing today!

114 Years left on the lease

£875 annual service charge and groundrent subject to annual review.

GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 433 sq.ft. (40.3 sq.m.) approx.  
While 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 operation or efficiency can be given.  
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**Lounge / Kitchenette**

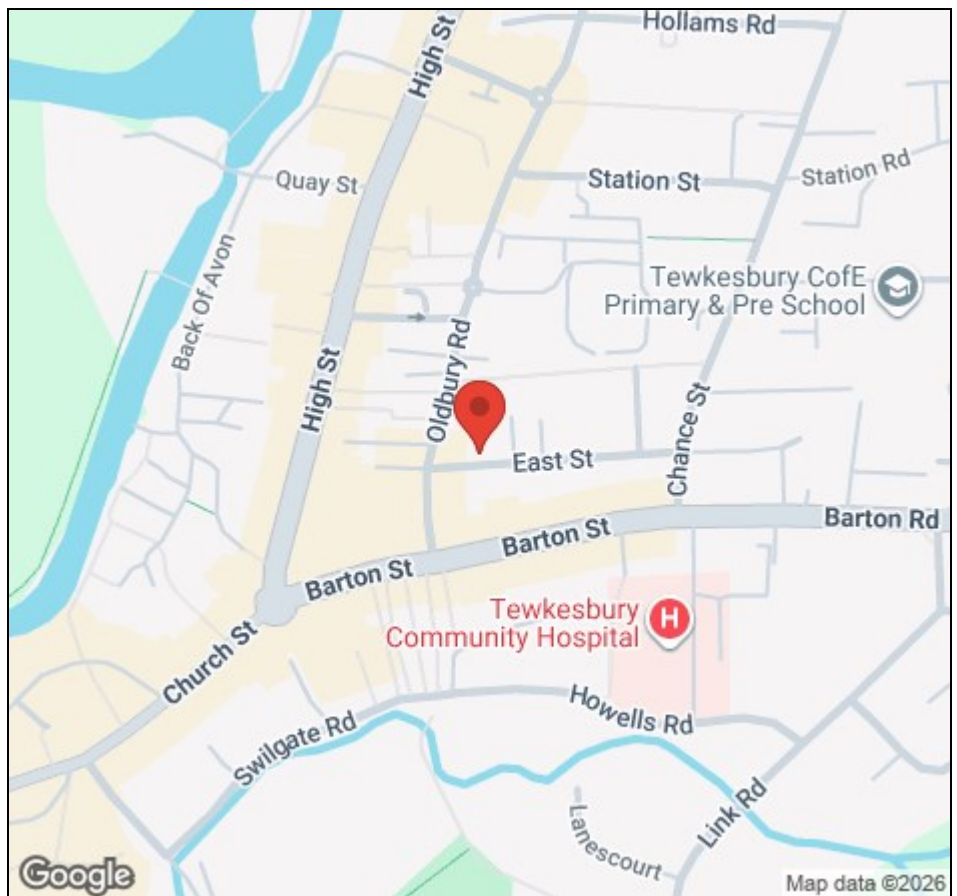
19'08 (max) x 11'00 (5.99m (max)  
x 3.35m)

**Bedroom**

8'00 x 9'07 (2.44m x 2.92m)

**Bathroom**

5'06 x 5'03 (1.68m x 1.60m)



Viewing strictly by appointment via Tag Estate Agents – 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.