

**Priestly Court Lilleys Alley, Tewkesbury, Gloucestershire GL20 5PE
Asking Price £145,000**

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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	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	

PROPERTY SUMMARY

NO CHAIN
 Second Floor Apartment
 Kitchen & Dining Room
 Lounge
 Office Space
 Two Bedrooms
 Bathroom
 Shower Room
 Resident Parking Area
 Council Tax Band B

Situation

Priestly Court is situated in the heart of the historic market town of Tewkesbury and is centrally located between Cheltenham, 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.



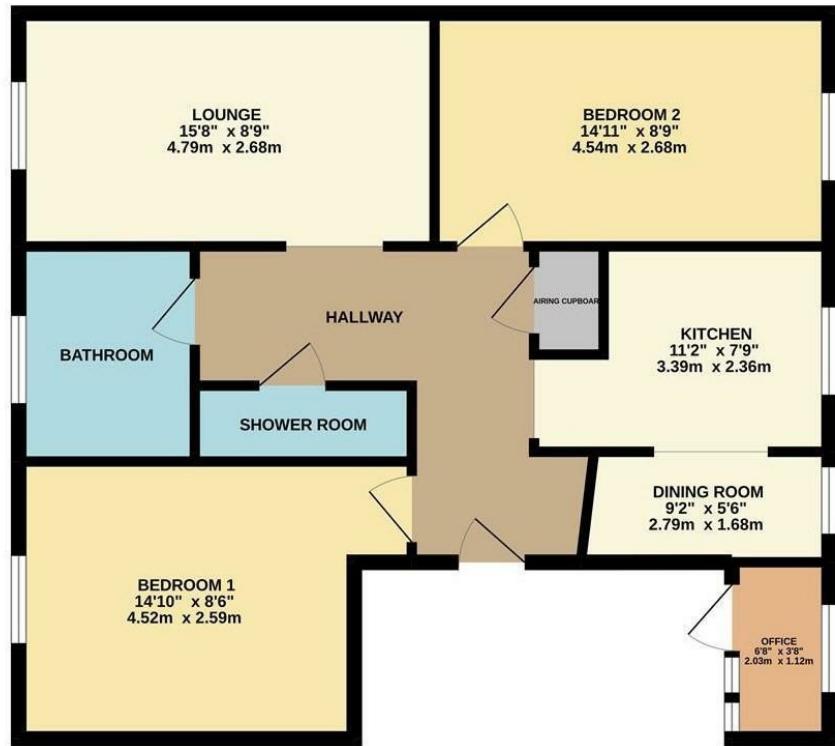
Description

Priestly Court is ideally located within easy walking distance of Tewkesbury town centre with views towards the cricket ground.

This well presented accommodation briefly comprises entrance hall, lounge with feature fireplace, a modern fitted kitchen with built in oven and separate dining room area. There is a useful office space accessed off the communal entrance and two good sized double bedrooms with a family bathroom and also benefitting from a separate shower room.

The property is further complemented by double glazing, night storage heating, resident parking area, communal gardens and NO ONWARD CHAIN.

Lease
82 Years Remaining
£146 pcm Maintenance Charge
Council Tax Band B



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.
 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

15'8 x 8'9 (4.78m x 2.67m)

Kitchen

11'2 x 7'9 (3.40m x 2.36m)

Dining Room

9'2 x 5'6 (2.79m x 1.68m)

Office

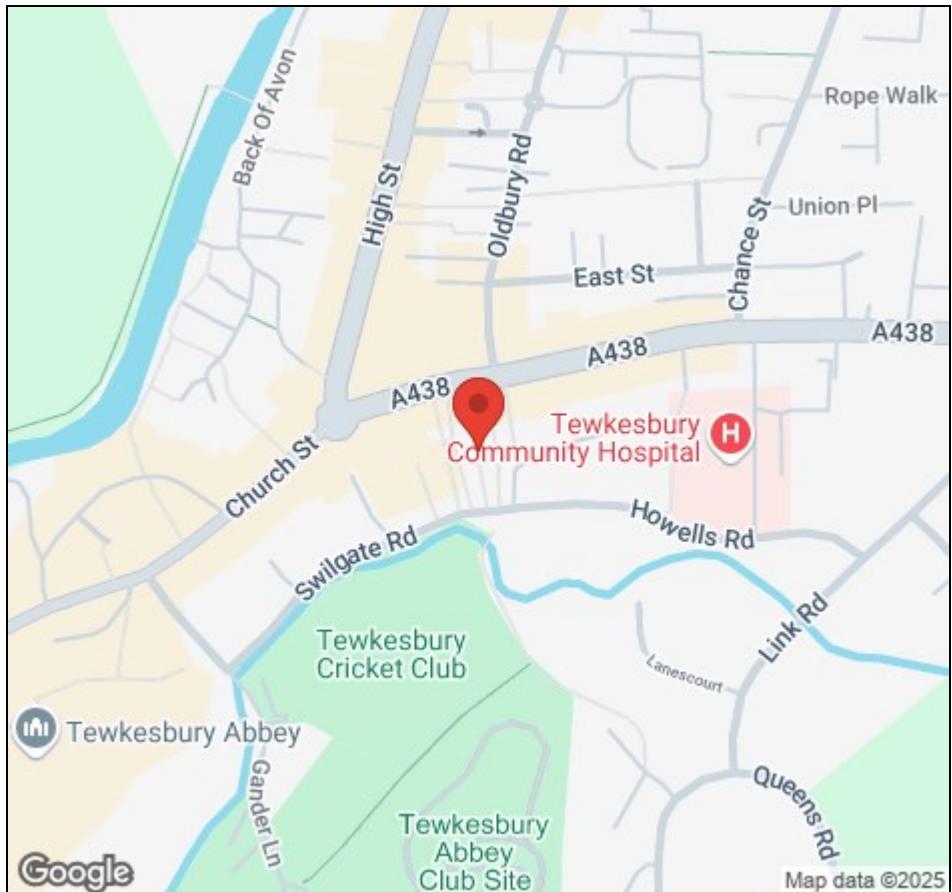
6'8 x 3'8 (2.03m x 1.12m)

Bedroom 1

14'10 x 8'6 (4.52m x 2.59m)

Bedroom 2

14'11 x 8'9 (4.55m x 2.67m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276
 Email: 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 Estate Agents Ltd.