



# tag



## SALES & LETTINGS



**20 Homeabbey House High Street, Tewkesbury, GL20 5BL**  
**Asking Price £200,000**

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



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 <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		
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## PROPERTY SUMMARY

NO ONWARD CHAIN  
 First Floor Apartment  
 Views Over Ham  
 Lounge  
 Modern Kitchen  
 One Bedroom  
 Shower Room  
 Over 60s Accommodation  
 Communal Gardens  
 Council Tax Band A

## Situation

Homeabbey House 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

TAG Sales & Lettings is excited to present this first-floor apartment located in the over-60s development of Home Abbey House, perfectly situated in the heart of Tewkesbury Town.

This cozy apartment features a communal entrance hall with a security door. Upon entering, you will find a welcoming hallway leading to various rooms. The lounge includes an open archway that connects to the modern fitted kitchen, which is equipped with an integrated fridge and washing machine. There is a comfortable bedroom with two built-in wardrobes, and the apartment also includes a modern shower room with a wash hand basin. The lounge offers windows overlooking the river.

The property is equipped with a storage cupboard, electric heating, and UPVC double glazing. Home Abbey House provides additional benefits such as an on-site manager, communal gardens, a communal lounge with a kitchen area, and a convenient laundry room.

This delightful apartment is ideal for those seeking a peaceful and comfortable living environment. We highly recommend scheduling an early viewing of this wonderful retirement property.

57 Years Remaining on the lease  
Annual Service charge-£4,089.12  
Annual Ground Rent-£526.62





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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### Sitting Room

17'02 x 10'02 (5.23m x 3.10m)

### Kitchen

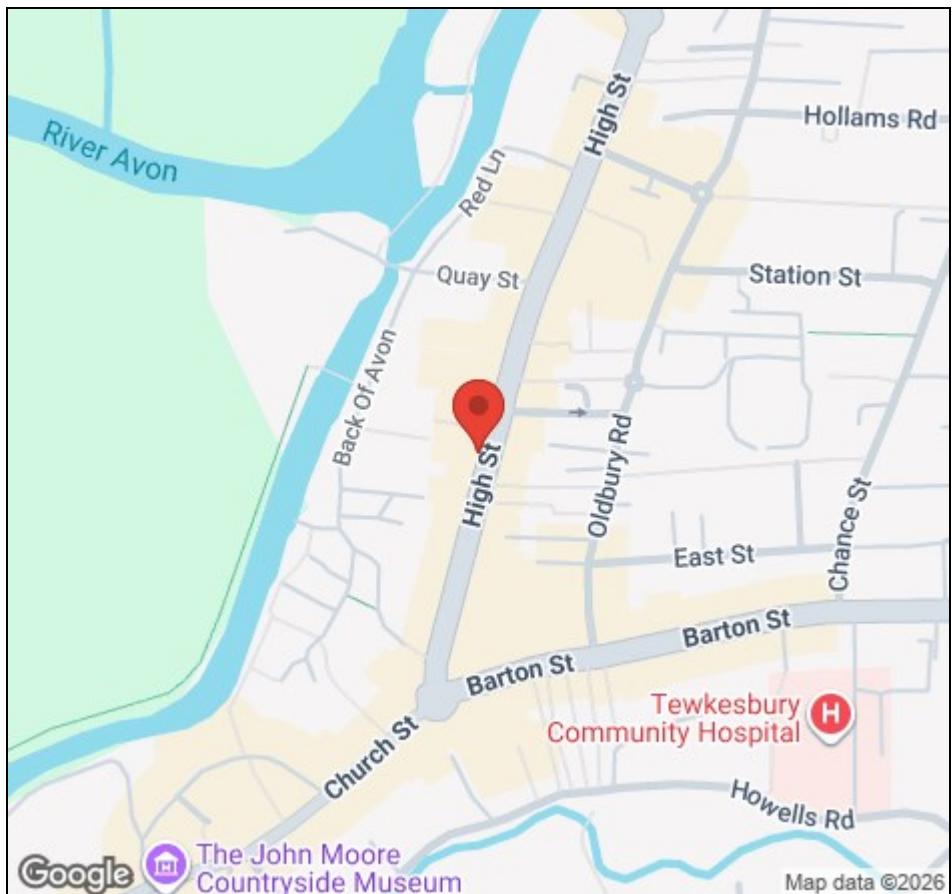
7'04 x 6'11 (2.24m x 2.11m)

### Shower Room

5'04 x 7'01 (1.63m x 2.16m)

### Bedroom

8'08 x 12'03 (2.64m x 3.73m)



Viewing strictly by appointment via Tag Estate Agents – 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.