



SALES & LETTINGS



59 Marina Court, Tewkesbury, Gloucestershire GL20 5AY
Guide Price £269,500

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		82	82
(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		80	80
(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

Marina Court is situated in the edge 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.

PROPERTY SUMMARY

Over 55's Development
Bungalow
Lounge
Kitchen
Two Bedrooms
Wet Room
UPVC Double Glazing
Communal Areas
NO ONWARD CHAIN
Council Tax Band C



Description

An exciting opportunity to purchase a rarely available TWO BEDROOM bungalow, within the sheltered Marina Court development. Marina Court offers a wide range of on site facilities for the over 55's, including communal grounds, restaurant, hair salon, guest room and cinema room, as well as an on site manager and the ability to partake in regular exercise activities*.

The bungalow itself, comprises of a welcoming entrance hall with storage, two bedrooms, a wet room, living room and kitchen, with built in appliances.

Further complemented by gas central heating, UPVC double glazing and nicely positioned in a quadrangle setting on the developments fringe.

Direct access to rear patio.

This property comes to the market at a 75% shared ownership. Service charge - £489.23.

Lease remaining - 125 years from 2008.

Provided by the Management company Anchor, at the time of writing.

NO ONWARD CHAIN.

* Charges may apply

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 518 sq.ft. (48.1 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 shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lounge

16'10 max 12'9 min x 13'4 max
(5.13m max 3.89m min x 4.06m max)

Kitchen

10'5 max 7'11 max (3.18m max
2.41m max)

Bedroom One

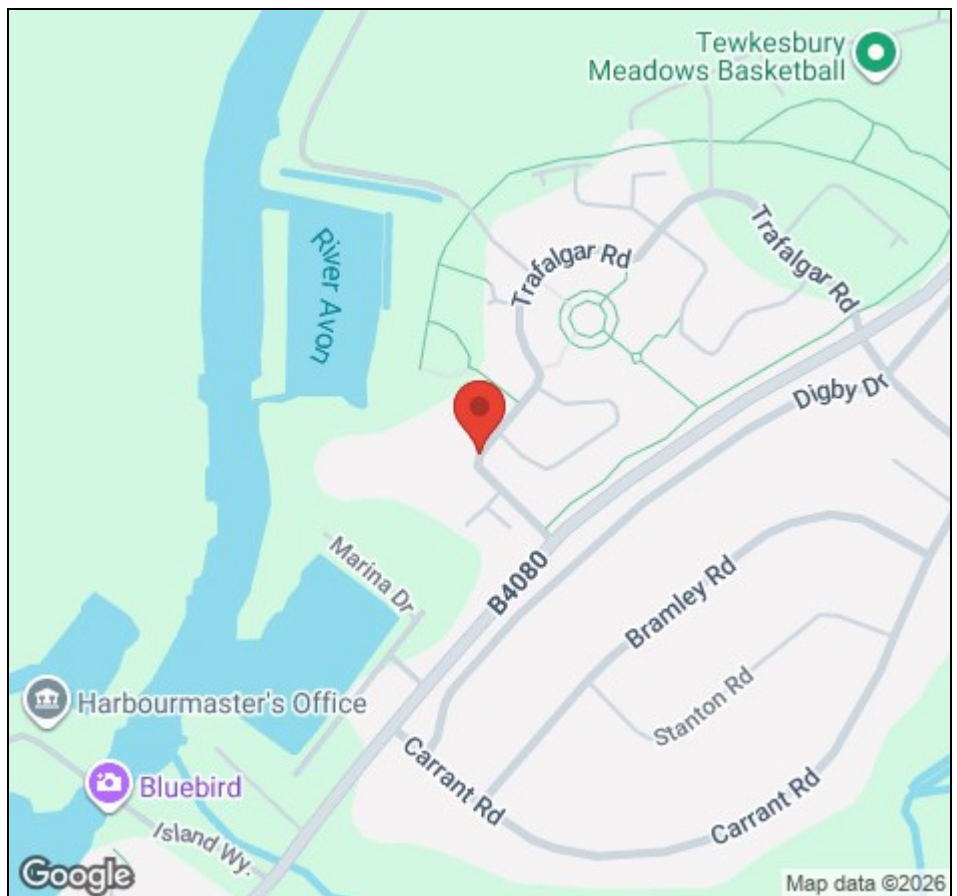
12'5 x 12'4 (3.78m x 3.76m)

Bedroom Two

12'5 x 6'11 (3.78m x 2.11m)

Wet Room

8'2 x 7'4 (2.49m x 2.24m)



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.