



# tag

estate agents



**8 Home Abbey House High Street, Tewkesbury, GL20 5BL**  
**Asking Price £166,500**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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## 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.

## PROPERTY SUMMARY

NO ONWARD CHAIN

Ground Floor Apartment

Views Over Ham

Lounge

Seperate Kitchen

One Bedroom

Shower Room

Over 60's Accommodation

Communal Gardens

Council Tax Band A





## Description

TAG Estate Agents are excited to present this ground floor apartment in the over 60's development of Home Abbey House, perfectly located in the heart of Tewkesbury Town.

This cozy apartment features a communal entrance hall with a security door. Once inside, you will find a welcoming hallway leading to various rooms. The lounge has an open archway leading to the kitchen, and there is a comfortable bedroom with a built-in wardrobe, as well as a modern shower room and vanity wash hand basin. The lounge opens up to the communal gardens overlooking the river, providing a peaceful and scenic view across the river and ham.

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

This lovely apartment is perfect for those seeking a peaceful and comfortable living environment. We highly recommend an early viewing for this wonderful retirement property.

60 Years Remaining on the lease  
Annual Service charge-£4,029.34  
Annual Ground Rent-£526.62



## GROUND FLOOR



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

12'00 x 14'03 (3.66m x 4.34m)

### Kitchen

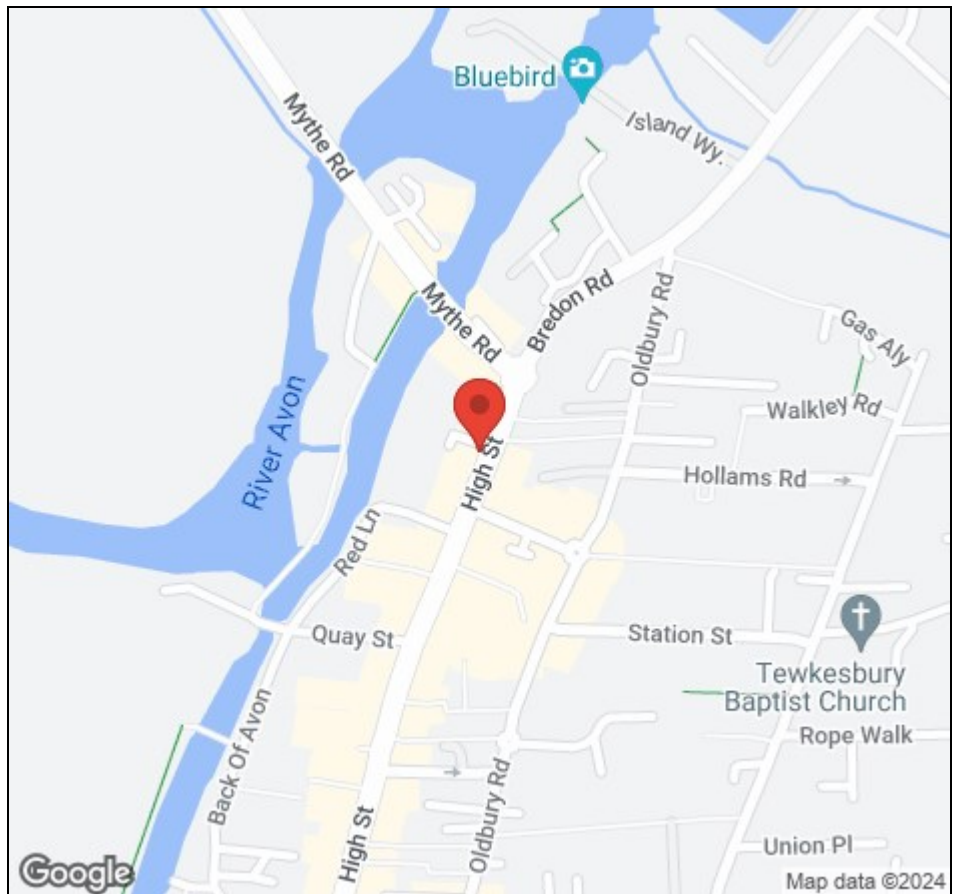
5'05 x 7'03 (1.65m x 2.21m)

### Bedroom

8'11 x 15'07 (2.72m x 4.75m)

### Shower Room

6'08 x '04 (2.03m x '1.22m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

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