



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Home Abbey House

01684 293246

**Engall
Castle**

.com

27 Home Abbey House, High Street, Tewkesbury, GL20 5BL

Situated with views towards the High Street you gain a real sense of the community whilst being quietly tucked away within the quadrangle with a view over rooftops to the Abbey.

The lounge/dining room has a large picture double glazed window and ample space for a dining table. There is a useful store cupboard which houses the hot water tank and provides useful airing space; whilst an archway leads through to the kitchen which is fitted with a range of fitted wall and base units with space for cooker and fridge/freezer. The kitchen also has the advantage of a window overlooking the front making it light and airy.

The double bedroom has a fitted wardrobe and again overlooks the quadrangle. The modern shower room has a walk in shower cubicle, low level wc and vanity unit with inset wash basin.

The apartment benefits from Economy Seven and electric heating.



Home Abbey has an elegant resident's lounge; a laundry with modern appliances and day time warden present to help with any concerns.

Outside there are beautifully kept communal gardens with benches offering the opportunity to soak up the views across the river and perhaps feed the ducks. There is also a rotary line drying area and bin store and the whole rear grounds are fully secure.

Specifically designed by quality Retirement Home Develops, McCarthy & Stone, and managed by First Port, Home Abbey has a range of apartment styles over three floors all serviced by a lift and 24 hour careline response system.

Located on the High Street the wealth of excellent shops and facilities are on your doorstep.

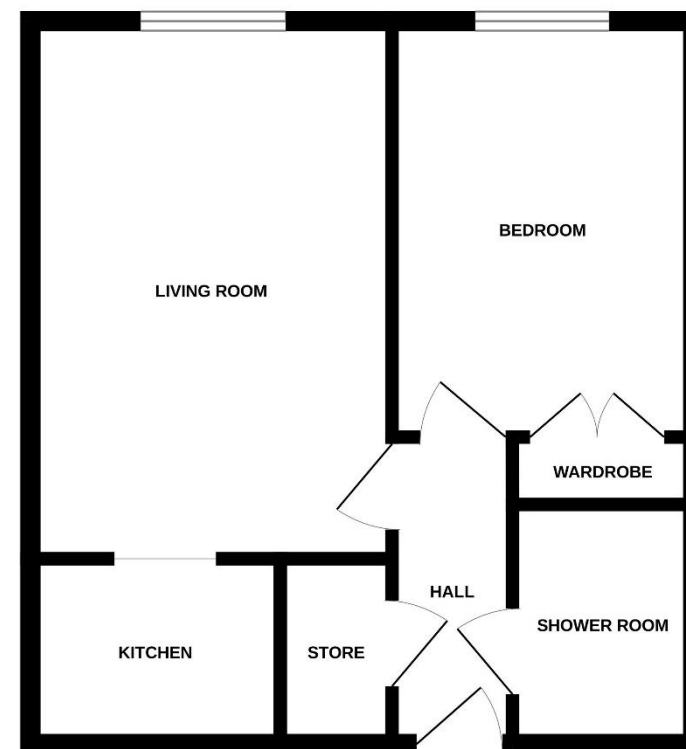
Leasehold Managed by First Port Management Ltd 99 years from 1985 with approximately 60 years remain to be confirmed by your solicitor.

Annual Ground Rent approximately £523 per annum paid half yearly (241.50 per 6 months)

Annual maintenance charges approx. £4018 per annum (334.83 per month) to include and cover:

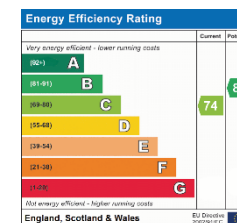
Attractively maintained gardens with views over the River
Communal Lounge with Kitchen area
Communal Patio with garden furniture
Subsidised Guest Suite
Laundry with Miele washing machines and tumble dryers
External rotary clothes lines
Bin Store
On site manager from 9-3pm week days
24 Care Line
Building Insurance
External maintenance, grounds maintenance and window cleaning; internal communal areas cleaning
Lift

Tewkesbury Borough Council Tax Band A



Second Floor

Lounge	15'6"x10'6"
Kitchen	7'2"x5'4"
Bedroom	12'2"x8'8"
Shower room	6'8"x5'4"



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £129,950 Leasehold

Viewing strictly by arrangement with Engall Castle Ltd

155 High Street Tewkesbury Gloucestershire GL20 5JP

Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm

email: sales@engallcastle.com

01684 293 246

www.engallcastle.com



Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

