



**King Johns Court**

**01684 293246**





# 18 King Johns Court, Tewkesbury, GL20 6EG

Built in 1993 this forward thinking development of exceptionally well planned townhouses is located within a private close maximizing the far reaching views across the River Avon and Breaking Stone Meadow to the Malvern Hills in the distance.

Please note that the property is available with no onward chain, subject to the Granting of Probate.

Briefly the accommodation comprises on the ground floor of a double bedroom with a contemporary styled ensuite shower room and large balcony – just the perfect place for that morning coffee or nightcap to watch the sun go down over the hills.

There is an understairs storage cupboard and door to the integral garage which has the benefit of power and light.

On the first floor an open plan living room takes full advantage of the views and has the benefit of a large open balcony for al fresco dining. The modern kitchen is fitted with a range of wall and base units with space for white goods. Completing the accommodation on this floor is a guest wc.

On the second floor there are two further double bedrooms and a family bathroom. The modern bathroom is fitted with a panel bath, low level wc and vanity unit with inset sink unit. In addition on this floor there is a box room adjacent to Bedroom 3 which lends itself to be an ensuite or dressing room, or of course ideal storage space as the box room it is!



The property has the benefit of upvc double glazed windows and doors and a combination gas fired central heating system.

Outside there at the rear there are two balconies which offer perfect low maintenance outdoor space. At the front of the property there is driveway parking and access to the garage.

King John's Court is a private road with resident parking only and extra permits for parking are available for residents to purchase. There is a management company run by the home owners for the maintenance of the common areas at an annual cost of £60.00 pa.

Located within easy walking distance of the town centre, countryside walks, excellent public transport links. The newly opened Designer Outlet Centre, Ashchurch train station and motorway network are less than 2 miles away making it an ideal commuter base.

Tewkesbury itself has a wide range of excellent eateries, supermarkets, leisure & sports centres and shops.

## Ground Floor

Bedroom 1 10'3"x9'9"  
Ensuite shower room

## First Floor

Open plan living room 14'11"x10'6"  
Lounge 16'7"x8'1"  
Kitchen/Dining room  
Guest wc

## Second Floor

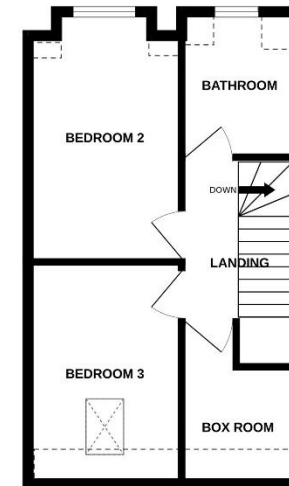
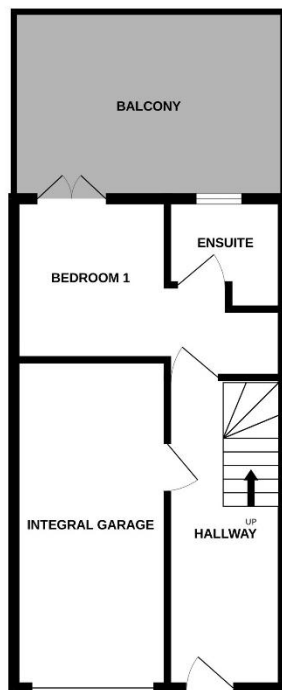
Bedroom 2 8'4"x14'9" max  
Bedroom 3 10'9"x8'4"  
Box Room 6'3"x6'1"  
Bathroom 9'3"x6'3"

## Outside

Integral Garage 17'7"x8'2"  
Two large balconies 12'7"x9'2"  
Driveway Parking

Residents additional parking permits available to purchase  
Freehold Residents Management Company Annual  
Maintenance Fee £120pa

**Tewkesbury Borough Council Tax Band D**



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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential

**EPC Commissioned**

11-28	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		



**Guide Price £330,000 Freehold**

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