



**Shepherd Mead**

**01684 293246**





## 2 Shepherd Mead, Gloucester Road, Tewkesbury, GL20 5RR

Beautifully light and spacious, this ground floor maisonette with its views of the Abbey is a lovely home.

Located within the popular Shephard Mead Sheltered Residential development, it overlooks the Abbey Fields and benefits from lovely views especially in the long winter months.

The accommodation briefly comprises of a lounge with attractive electric fire and surround with an archway through to the kitchen. The kitchen has been fitted with a range of wall and base units and has the benefit of a window again providing a lovely outlook over the gardens.

There are two bedrooms and a modern shower room has a contemporary style walk in shower cubicle, vanity unit with inset sink unit and low level wc.

Adjacent to the front door is a useful storage cupboard.



Throughout the property has the advantage of upvc double glazed windows and electric storage heaters.

Some of the advantages of independent living in this development include the use of the laundry with Miele washing and drying machines and basin for hand washing; a lovely communal lounge perfect for those times when you want to socialise; attractive outdoor dining area; ample unallocated parking; beautiful communal gardens; subsidized guest suite and visiting warden.

Located on the edge of Tewkesbury with a regular bus service at the drive entrance, serving the town centre, Cheltenham and Gloucester, it is an ideal location.

Shephard Mead is situated on the edge of the ancient town of Tewkesbury, with delightful views of its Abbey, and the wealth of amenities typical of a thriving community including hospital, swimming pool, golf club, theatre and excellent range of shops. Plus it has the advantage of being within walking distance of a local supermarket.

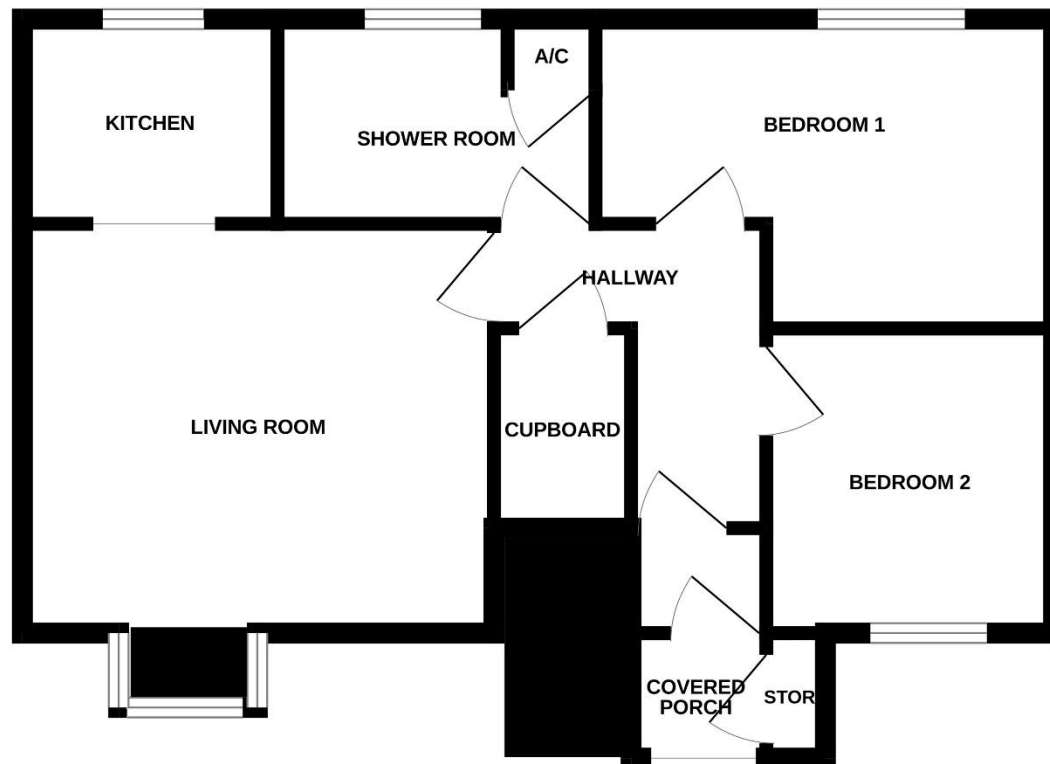
## Ground Floor

Lounge	13'4"x11'7"
Kitchen	7'2"x5'9"
Shower room	9'x5'9"
Bedroom 1	12'10"x8'9"
Bedroom 2	8'8"x8'1"

## Additional Information

- Managed by RLHA on behalf of Elm Group
- Leasehold Term remaining 63 years (term to be confirmed)
- Retired over 55s only
- Annual Service & Ground Rent Charge £226.47 pcm (to be confirmed by solicitors) includes building insurance; maintenance; subsidised guest suite and communal areas; 24 hr careline; onsite daytime manager; laundry; window cleaning.
- Modern Electric heating
- Double glazed windows

**Tewkesbury Borough Council Tax Band B**



**Guide Price £120,000 Leasehold**

**Viewing strictly by arrangement with Engall Castle Ltd**

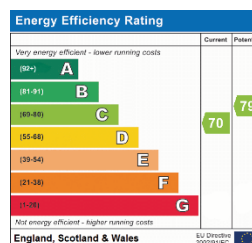
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This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

## Agents Note

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