



Tewkesbury

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**Engall
Castle
.com**

4 Abbey Mill, Mill Street, Tewkesbury, GL20 5FS

Standing proud and central for over 200 years, this spacious second floor apartment has been owned by the vendor since 2008 and when you walk into this apartment full of character, light and stunning views you will appreciate why.

Briefly the accommodation comprises of an entrance hall with beautiful feature curved wall leading to all rooms. A door opens into a large dual aspect lounge where exposed brick and beams help to set the character and ambience of this stunning dual aspect room.

A door leads into the modern kitchen which offers views over the Mill Avon, protected Severn Ham identified as a Site of Special Scientific Interest, to the Malvern Hills in the distance. The kitchen is fitted with a range of wall and base units which include an integrated electric hob, oven, fridge, freezer and dishwasher.

Off the lounge is a study area again with stunning views and ideal as an occasional guest bedroom or formal dining room.

There are two further bedrooms and a bathroom. Both bedrooms benefit from fitted wardrobes and the main bedroom also has the advantage of a contemporary styled ensuite shower room.



The apartment is for sale as a Share of the Freehold, and has a 970 year lease with no ground rent to pay. The management company, is controlled and run by the owners of the apartments ensuring ultimate control.

It has the advantage of a communal courtyard ideal when the weather is good for watching the wildlife and relaxing.

In addition there is unallocated car parking available within the undercroft carpark.

An iconic Tewkesbury building, at the end of one of the prettiest streets in the town, Abbey Mill offers the best of both worlds – within walking distance of the town centre whilst on the edge of 177 acres of natural meadowland and flood plain. Together with the careful restoration of authentic architecture combined with modern comfort and style, the apartment is an exceptional and unique home, which truly warrants its Grade II* Listed status.

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

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.

Second Floor

Living room	22'11"x20'
Reception Room 2/bedroom	10'x5'5"
Kitchen	9'8"x7'
Bedroom 1	16'x11'
Ensuite	
Bedroom 2	11'x10'5"
Bathroom	6'7"x5'7"



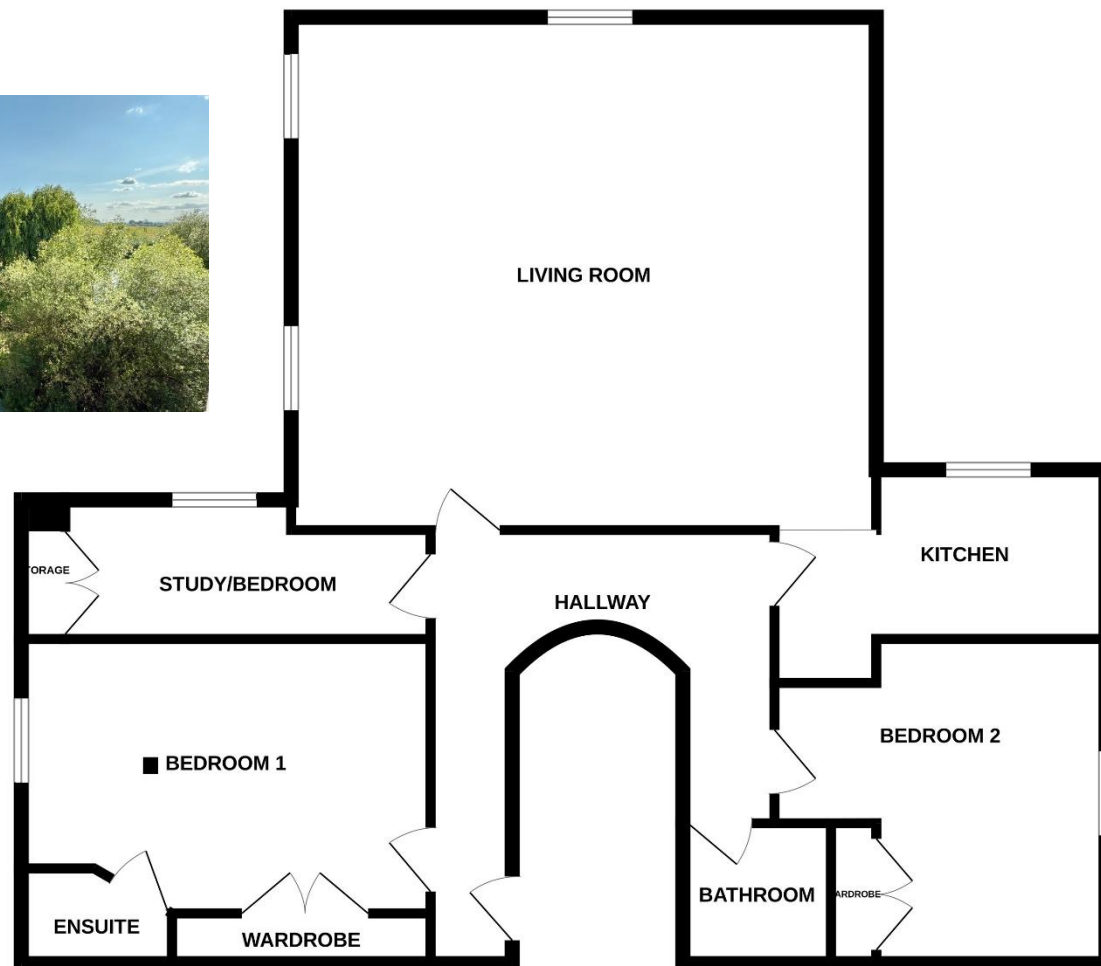
Outside

Communal courtyard garden
Unallocated covered parking; bike store; bin store

% Share of the Freehold – 999 year Lease from January 2005

Management Company is Abbey Mill Estates LLP and a Maintenance Charge of £250 per month payable

Tewkesbury Borough Council Tax Band C



Guide Price £250,000 Leasehold % share of the Freehold

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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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