



**Tewkesbury**

**01684 293246**



## 5 Avon Court, St Mary's Lane, Tewkesbury, GL20 5SJ

A fabulous location for this spacious ground floor apartment located in the heart of the medieval town centre with a view across to the Tewkesbury Ham with the Malvern Hills in the distance and with the advantage of private parking.

This light-filled 70s building has the advantage of being owned and managed by the residents which is evident as you enter the welcoming communal entrance hall. Being one of only 2 ground floor apartments it enjoys the benefit of outside space with a side entrance and small private courtyard containing great storage.

Attractive vintage reeded glass blocks border the entrance into the apartment's hallway which has useful storage cupboards. On the left there is a spacious dual aspect lounge containing a feature fireplace with inset electric fire and large picture window.

An attractive archway leads off the hall into the kitchen which is fitted with a range of white Shaker style wall and base units with an electric cooker, washer/dryer and fridge. A door from the kitchen leads into the courtyard and provides access to the parking area and bin store at the rear of the building.



The apartment has the benefit of 3 bedrooms. The main bedroom is at the rear of the apartment and has been fitted with matching wardrobes and chest of drawers. The front room adjacent to the kitchen is currently being used as a dining room, and would equally make a lovely double bedroom having similar far reaching views

The shower room is fitted with a white suite comprising of a walk-in shower, vanity unit with inset wash basin and low level wc.

The apartment has electric heating and upvc double glazing.

Located within St Mary's Lane providing easy walking distance of the town's wealth of excellent culture, shops, eateries, leisure, sports, health facilities, Tewkesbury Abbey and excellent local public transport links. The nearest bus stop and cafes are within 100yards and it is close to the historic Abbey and its gardens. From the rear garden using binoculars you can currently watch the peregrine falcons on their nesting platform on the Abbey tower.

Tewkesbury itself is conveniently located within 2 miles of the motorway and rail networks and the newly opened Designer Outlet Centre.

## Ground Floor Apartment

Living Room	18'1"x12' max (9'11" min)
Kitchen	10'x6'8"
Bedroom 1	12'5"x10'
Bedroom 2/dining rm	11'11"x9'10"
Bedroom 3/Study	10'11"x5'6"
Shower room	8'1"x5'6"

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(EPC) <b>A</b>		

EPC commissioned

Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Outside

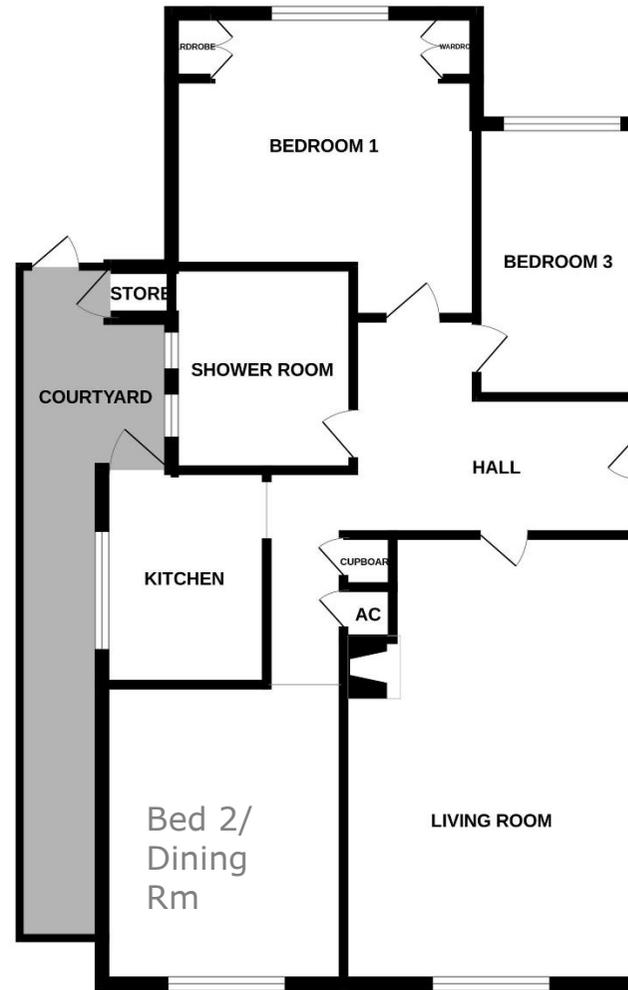
Covered Allocated Parking  
Small courtyard  
Communal gardens

Owners of Avon Court apartments each hold one-sixth of the Freehold and become members of the Avon Court Management Tewkesbury Ltd

Annual maintenance is £600 per annum and covers building insurance, communal internal and external decoration, cleaning and maintenance.

The apartment is Leasehold 999 years from 2007 with 980 years remaining. Ground Rent is not payable.

**Tewkesbury Borough Council Tax Band C**



## Guide Price £260,000

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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