



The Maltings

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**Engall
Castle
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3 The Maltings, Station Street, Tewkesbury, GL20 5NN

With its brand new upvc double glazed windows and doors, its own entrance door leading in from the garden rather than a corridor this ground floor apartment is perfect!

It is as much like a bungalow as you could get, located in the heart of the town centre with all of the facilities of the town within easy walking distance, unallocated parking and bus stops within a short distance it is the ideal retirement base.

The apartment itself is spacious and light with a lovely dual aspect lounge/dining room which has the benefit of patio doors out to the garden.

A door leads into the kitchen which is fitted with a range of wall and base units and a window overlooking the garden.

There are two double bedrooms with the main bedroom having the benefit of fitted wardrobes and drawer unit.

The bathroom has a panel bath with shower over, vanity unit with inset wash basin and low level wc.



The Maltings is a popular retirement complex, managed by Sanctuary Housing with a live in Manager and 24 hr care line monitoring system in each apartment. It offers the independence of owning your home with its own front door, combined with the security offered to residents with excellent communal facilities which include a resident's lounge, conservatory, drying areas, bin store, gardens and visitors' guest suite, which is available on a first come first served basis at a preferential rate.

The apartment has Economy 7 electric storage heaters and new upvc double glazed windows and doors.

The apartment is **Leasehold** with approximately 937 years remaining on the lease (to be confirmed by your solicitor).

The Ground Rent and Monthly Maintenance charge is £355 per calendar month (£4261 per annum) and includes building insurance; window cleaning; communal areas; garden maintenance; live in manager; 24 hr careline; unallocated parking.

GROUND FLOOR

Ground Floor Apartment

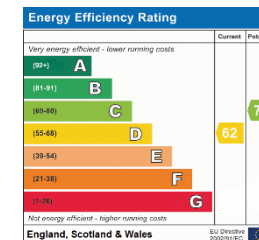
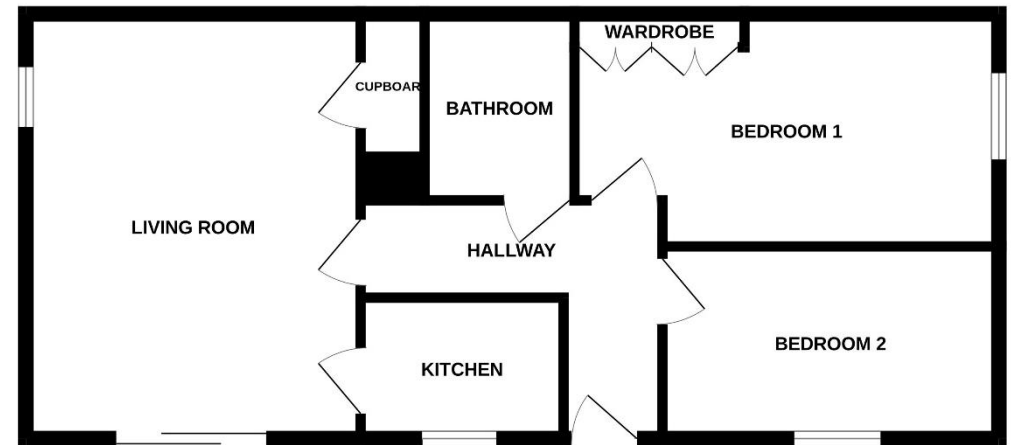
Lounge/Dining Room	16'5"x12'8"
Kitchen	7'10"x5'6"
Bedroom 1	16'2"x8'10"
Bedroom 2	13'x7'4"
Bathroom	7'x5'6"

Unallocated Parking

Communal Gardens
Communal Residents Lounge
Communal Conservatory

Maintenance & Ground Rent £355 monthly

Tewkesbury Borough Council Tax Band B



Guide Price £165,000 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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