



The Maltings

01684 293246



35 The Maltings, Station Road, Tewkesbury, GL20 5NN

This is a beautifully presented and spacious second floor apartment.

The accommodation briefly comprises of a dual aspect lounge with feature fireplace and box bay window providing the perfect spot for a dining table.

The kitchen has been fitted with a modern range of wall and base units with space for a cooker, fridge/freezer and washing machine.

There are two good sized bedrooms with the master bedroom again benefitting from dual aspect windows making it light and bright.

The bathroom comprises of a low 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 day time manager and 24 hour care line monitoring system, it is ideal for the active retired who enjoy the independence of their own front door! Equally there are many communal facilities available including a resident's lounge and conservatory which offer social events for those who wish to join in; drying area and visitor's guest suite.



The apartment has Economy 7 storage heaters and wood framed older style double glazed windows. All the windows within the development are scheduled to be replaced before the Spring and all residents will be expected to contribute proportionately towards the cost. Currently this is anticipated to be £6-8,000 – this figure has yet to be confirmed.

The inner quadrangle gardens are beautiful, planted with a range of flowering shrubs and plants alongside two ornamental fish ponds.

Located within easy walking distance to the town amenities including the Roses Theatre; supermarket; medical centre; library to name but a few, it is an ideal situation and with the added advantage of parking (unallocated).

Tewkesbury is centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.



Second Floor Apartment

Lounge/Dining Room	16'5" x 13'
Kitchen	7'10" x 5'6"
Bedroom 1	16'5" x 8'9"
Bedroom 2	12'4" x 7'2"
Bathroom	6'6" x 5'6"

Outside

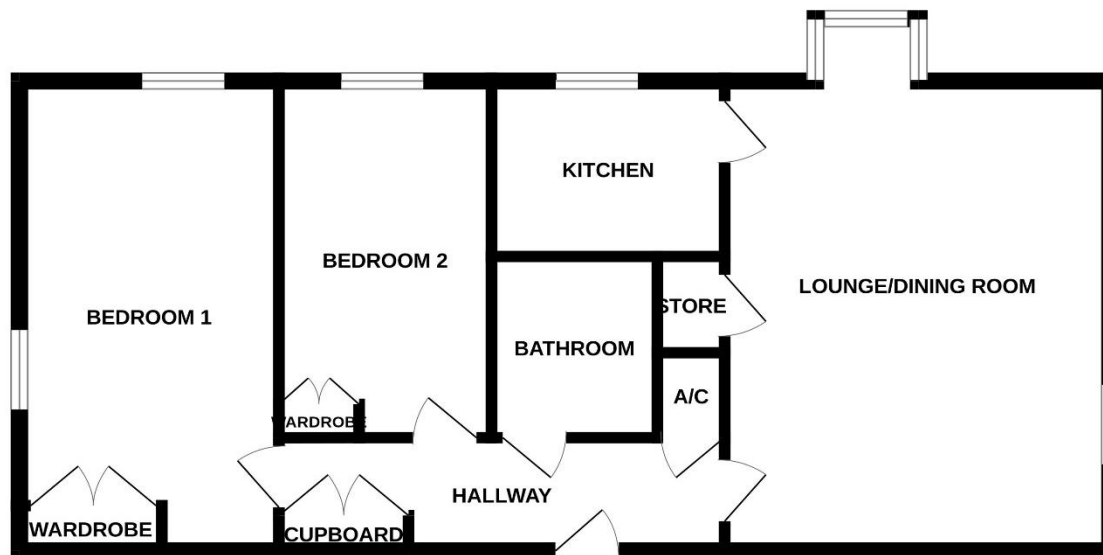
Communal quadrangle gardens
Communal lounge & conservatory
Bin Store

Leasehold apartment with approximately 938 years remaining (to be confirmed by your solicitor)

Ground Rent and Monthly Maintenance charge approx. £336 pcm which includes building insurance, external maintenance, window cleaning, grounds maintenance, guest lounge, subsidised guest accommodation, day- time manager, 24 hour Careline, unallocated parking.

Freeholder Sanctuary Housing; Management Co Freemont Ltd

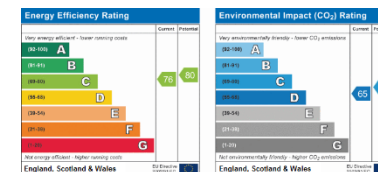
Tewkesbury Council Tax Band B



Guide Price £155,000

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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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