



**Town Centre**

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## 2 Nelson Court, Tewkesbury, GL20 5UG

Wow! An immaculately presented first floor maisonette with the advantage of a courtyard garden.

Located within a purpose built barn conversion style development in the heart of this vibrant market town, it is lovely.

The open plan living room is light and spacious with dual aspect windows.

The kitchen area is modern and fitted with a range of wall and base units with integrated gas hob, electric oven, extractor, fridge, freezer and washing machine.

There is a good sized double bedroom which is fitted with a range of mirror door wardrobes.

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

The property benefits from gas central heating fired by a combination boiler and double glazed windows.



A wooden staircase leads up to the property and gives access to its own private courtyard.

The property is Leasehold with a 40% share of the Freehold, with the lease term reaming of 195 years.

The managing agents are Timonty Lee & Griffiths and there is an annual maintenance/service charge of £40 per calendar month; in addition there is an annual insurance premium for the building which is shared by the other Freeholders of currently £140 per annum.

Nelson Court is a small select development of one and two bedroom apartments and benefitting from being a percentage freehold apartment, which means that the Management Company is made up from the owners of the apartments.

Located in a court yard development it is quietly positioned in the heart of the town and therefore benefits from its wide range of amenities and facilities all within level walking distance.





## First floor apartment

Living Room	15'2"x8'10"
Kitchen	9'8"x8'7"
Walk in Store	
Bedroom 1	10'9"x8'3" to fitted wardrobes
Family Bathroom	7'1"x5'4"

## Outside

Courtyard



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.

**Guide Price £130,000**

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

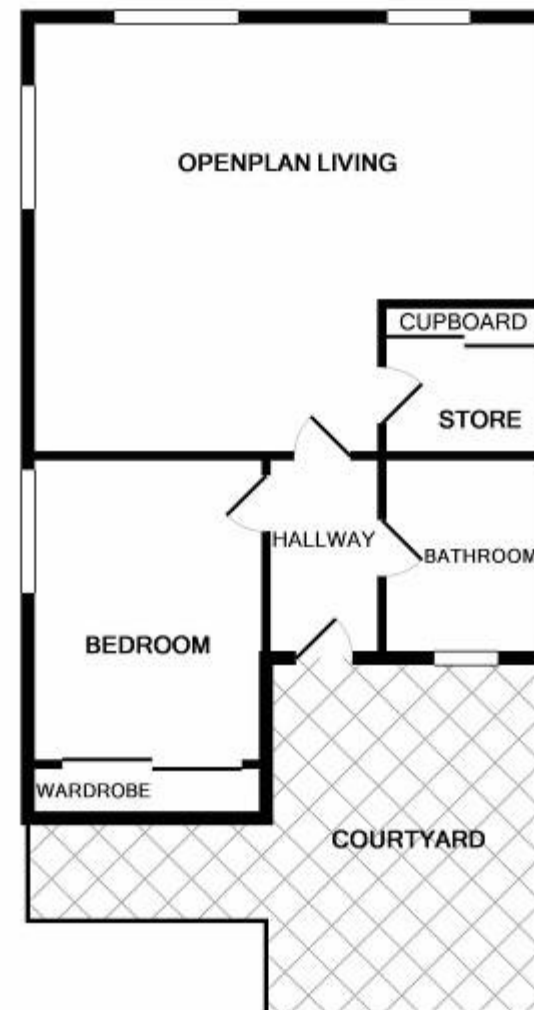
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