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**Abbey Mill**

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# 1 Abbey Mill, Mill Street, Tewkesbury, GL20 5SB

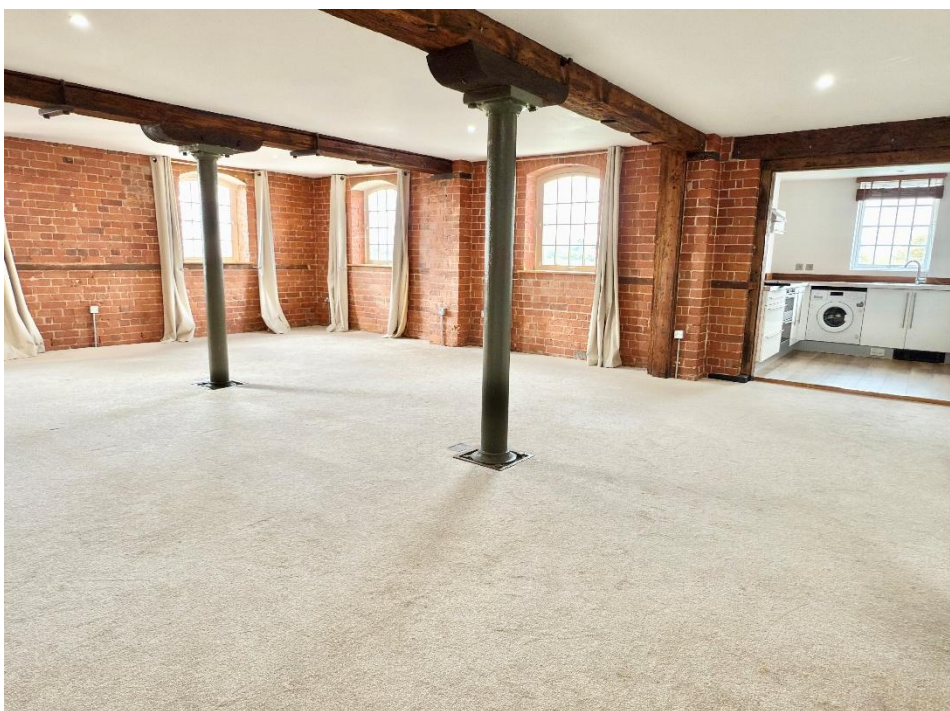
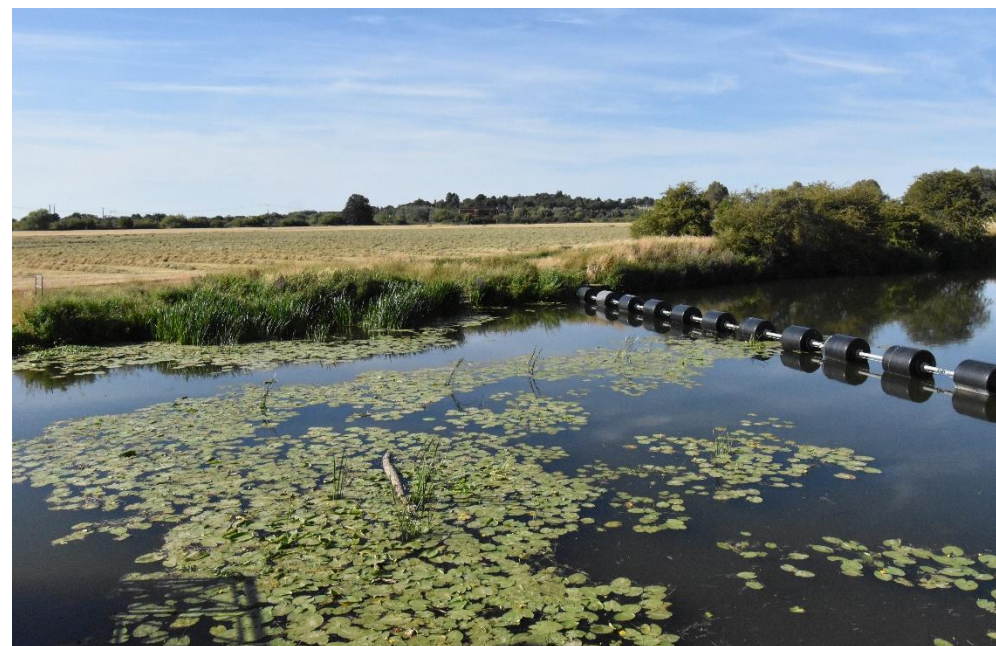
Stylish, characterful and spacious this apartment is situated within one of Tewkesbury's most iconic buildings and retains many of the original mill features. Converted in 2005 into just 6 spacious apartments with the Freehold owned and managed by the residents.

Internally the apartment boasts a large, airy open plan living space benefitting lovely views from its dual aspect windows, across the Ham and the River Avon to the Malvern Hills in the distance.

Off the lounge is the kitchen which is fitted with a range of modern contemporary white wall and base units with integrated electric hob with extractor over, double oven, dishwasher and washing machine, again with spectacular views.

Off the hallway to the right are 3 double bedrooms with the advantage of characterful timber beam walls. The main bedroom has the benefit of a fitted wardrobe and ensuite bathroom with shower over the bath.

The main bathroom also has a contemporary white suite with shower over the bath, low level wc and pedestal wash basin.



The apartment has an audio entry system and is approached via a modern stylish stairwell with glazed paneling and movement sensor lighting.

Located at the head of one of Tewkesbury's most attractive roads, Mill Street is adjacent to Victoria Gardens, and opposite Tewkesbury Abbey.

Tewkesbury is a historic Tudor town with a wealth of leisure, health, and education facilities including medical centres, The Roses theatre, swimming pool and sports centre all within easy reach of Abbey Mill.

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.

Tewkesbury itself is located on J9 of M5 making it a perfect central commuting base.

## First Floor

Entrance Hall	10'7"x5'10"
Open plan living room	27'x20'10"
Kitchen	9'8"x9'5"
Bedroom 1	17'x9'2"
Ensuite	7'2"x5'5"
Bedroom 2	10'2"x9'9"
Bedroom 3	9'10"x8'1"
Bathroom	7'2"x5'5"

## Ground floor

Communal covered parking area on first come first serve basis; bike store; bin store.

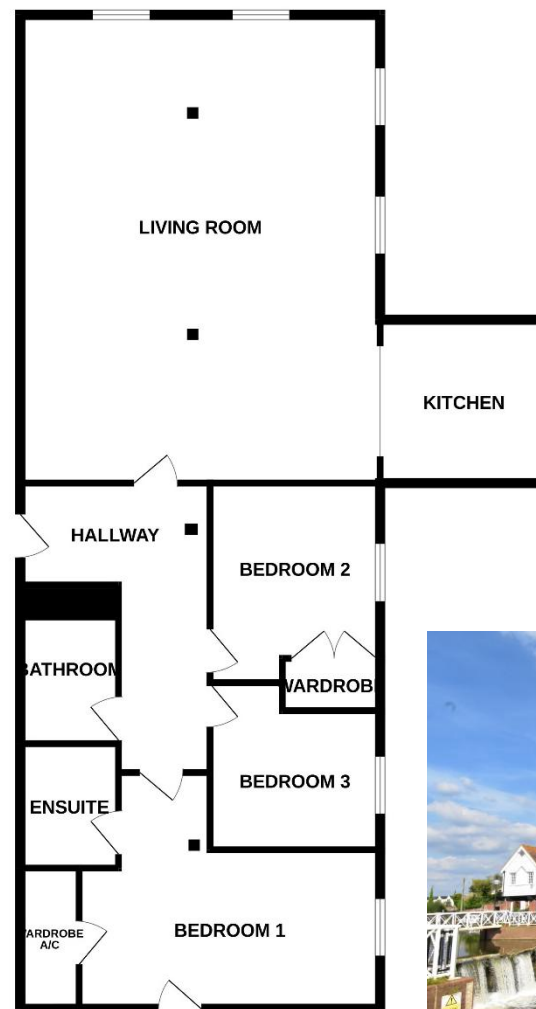
## Outside

Communal courtyard

The apartment is a leasehold property with a % Share of Freehold

999 year lease which commenced in 2005

Each apartment contributes £250 per month towards the building insurance, fire alarm, minor maintenance, and communal areas heating, lighting and upkeep



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 £250,000 Freehold**

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

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