



**Marina Court**

**01684 293246**





# 40 Marina Court, Trafalgar Road, Tewkesbury, GL20 5AY

With delightful views over Tewkesbury Marina and the beautifully managed gardens of Marina Court, this top floor apartment is lovely.

The apartment has light and spacious accommodation comprising of a lounge/dining room with Juliet balcony to take full advantage of the views. An archway opens through to the modern kitchen which is fitted with a range of wall and base units with an integrated electric hob, oven, fridge and freezer.

There are two bedrooms with the main bedroom benefitting from a fitted wardrobe and door into the modern Jack & Jill wet room.

The wet room is fitted with a no threshold shower; wc and pedestal wash basin.

Tewkesbury is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre all within easy walking distance of the property.

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.

**Leasehold apartment: Term 125 years from 2008; 108 years remaining**

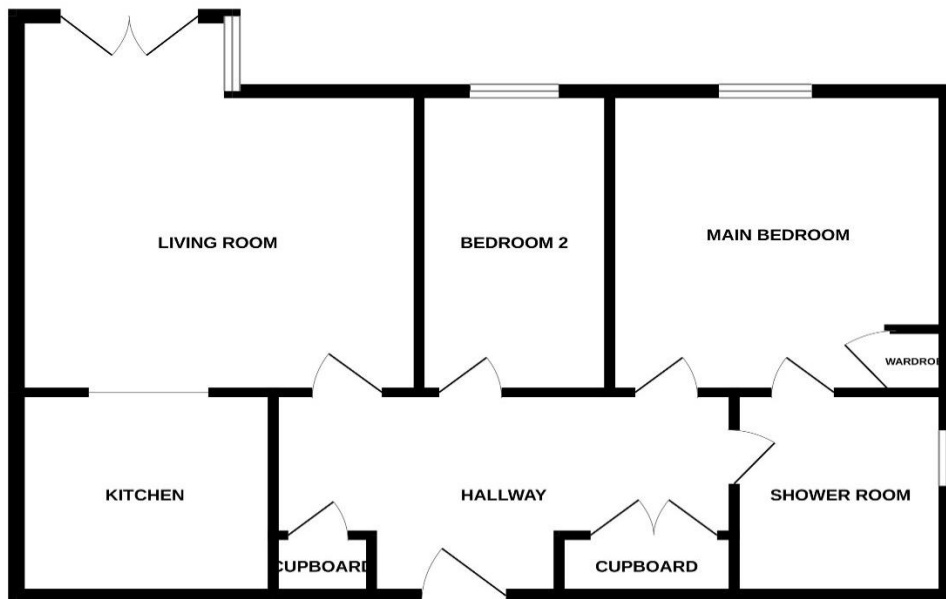


**Current monthly maintenance charge £408.45 per month which includes:**

On site care team; Internal & external communal maintenance, Apartment Heating; Water rates; Building Insurance; window cleaning; subsidised restaurant; laundry; cinema room; activities; hair salon; greenhouse available for residents use; summerhouse.

**There is also the option to opt for the Catering Pack at a further £166.48 per month.**





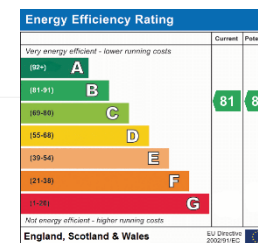
#### First Floor 2 bedroom Apartment

Living Room: 15'8"x13'4" max into bay with Juliet Balcony  
 Kitchen: 9'1"x8'6"  
 Main Bedroom: 12'5"x12'1"  
 Bedroom 2: 12'6"x6'10"  
 Wet Room: 8'6"x7'7"

#### Extra care housing

- 75 flats, bungalows. Built in 2008. Sizes 1 bedroom, 2 bedroom. Includes mobility and wheelchair standard properties
- Easy Living scheme with on-site care staff (24 hours / 7 days), non-resident management staff and community alarm service
- Lift, lounge, dining room, laundry, guest facilities, garden, hobby room, hairdressing salon, assisted bathing facility
- Whole site accessible by wheelchair. Distances: bus stop 100 yards; shop 200 yards; post office 400 yards; town centre 500 yards
- Regular social activities include Coffee mornings, outings, visiting speakers, Exercise classes, library, quiz., organised by The Residents & Therapy well-being Co-ordinator.
- Some meals available (lunch)
- New residents accepted from 55 years of age. Both cats & dogs generally accepted, but not to be replaced
- Shared Ownership 75/25 split in favour of the vendor
- Care provider: CleveLink

Tewkesbury Council Tax Band C



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 £210,000 75% Leasehold Shared Ownership**

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