



Home Abbey House

01684 293246

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Castle
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37 Home Abbey House, High Street, Tewkesbury, GL20 5BL

With far reaching views across the river to the Malvern Hills in the distance, The interesting and changing views will entertain and amuse you and your visitors who will not want to leave!

The lounge has large picture windows to maximise the views and has an attractive ornamental fireplace.

An archway leads through to the kitchen which is fitted with a range of wall and base units and which also has the benefit of a window.

Adjacent to the lounge is the double bedroom which has the advantage of fitted wardrobes.

The modern shower room is fitted with an attractive vanity unit with cupboards, inset wash basin and back to the wall low level wc. In addition there is a shower cubicle.

The apartment is served by both lift and stairs and has electric Economy 7 heating.

Home Abbey has an elegant resident's lounge; a laundry with modern appliances and day-time warden present to help with any concerns. Regular



coffee mornings and events take place for those that wish to participate or just sit in the lounge for the company and a chat.

Outside there are beautifully kept communal gardens with benches, tables and chairs offering the opportunity to soak up the views across the river and perhaps feed the ducks. There is also a rotary line drying area and bin store and the whole rear grounds are fully secure and can only be accessed by residents and their guests.

Specifically designed by quality Retirement Home Developer, McCarthy & Stone, and managed by First Port, Home Abbey has a range of apartment styles over three floors all serviced by a lift and 24 hour careline response system.

Located on the High Street the wealth of excellent shops and facilities are on your doorstep.

Tewkesbury itself is a popular Tudor town with a wealth of leisure, health, eateries and shops and together with excellent public transport links make it a great central location.



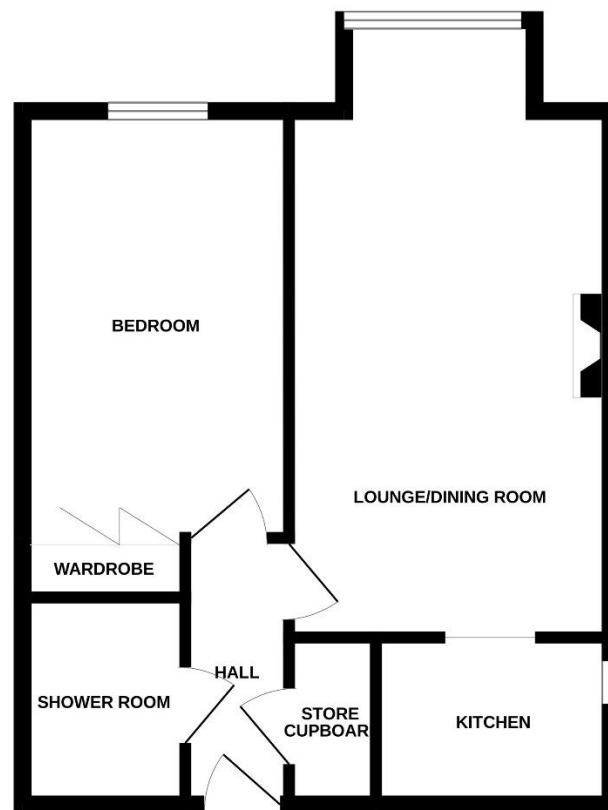
Leasehold Managed by First Port Management Ltd 99 years from 1985 with approximately 60 years remain to be confirmed by your solicitor.

Annual Ground Rent approximately £526.62 per annum paid half yearly (£263.31 per 6 months)

Annual maintenance charges approx. £3954.69 per annum paid half yearly (£329.55 per month)

Attractively maintained gardens with views over the River
Communal Lounge with Kitchen area
Communal Patio with garden furniture
Subsidised Guest Suite
Laundry with Miele washing machines and tumble dryers
External rotary clothes lines
Bin Store
On site manager from 9-3pm weekdays
24 Care Line
Building Insurance
External maintenance, grounds maintenance and window cleaning; internal communal areas cleaning
Lift

Tewkesbury Borough Council Tax Band A



Second Floor Apartment

| | |
|-------------|-----------------|
| Lounge | 20' 4" x 10' 7" |
| Kitchen | 7' 4" x 5' 4" |
| Bedroom 1 | 14' 1" x 8' 8" |
| Shower Room | 6' 8" x 5' 4" |



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|----------------------------------|---------|-----------|--|---------|-----------|
| | Current | Potential | | Current | Potential |
| [Energy Efficiency Rating Scale] | | | [Environmental Impact (CO ₂) Rating Scale] | | |
| England & Wales | | | England & Wales | | |

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 £165,000 Leasehold

Viewing strictly by arrangement with Engall Castle Ltd
155 High Street Tewkesbury Gloucestershire GL20 5JP
Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm
email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



Agents Note

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