



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Tewkesbury

01684 293246

**Engall
Castle**

.com

3 Nelson Court, Nelson Street, Tewkesbury, GL20 5UG

Located within a purpose built barn conversion style development in the heart of this vibrant market town, this 2 bedroom apartment is lovely.

A wooden staircase leads up to the property with its own covered balcony providing both a warm welcome, and the perfect outdoor space apartment owners crave.

Inside the accommodation comprises of a light and spacious open plan living room designed with the kitchen area between the lounge and dining areas.

The modern kitchen is fitted with a arrange of wall and base units with an integrated electric hob, oven, extractor, fridge and freezer.

There are two double bedrooms and a bathroom. The contemporary styled bathroom is fitted with a p shaped bath with shower over, a vanity unit with inset wash basin and a low level wc.

The property benefits from a combination gas boiler serving the central heating and water which was newly installed in 2020. The apartment also benefits from double glazed windows.



The property is Leasehold with a 20% share of the Freehold, with 109 years remaining on the lease.

The managing agents are Timothy Lea & 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 courtyard 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.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.



First Floor Apartment

Open plan kitchen/living/dining room:

Dining area 10'x8'3"
Lounge area 10'4"x10'
Kitchen 10'4"x8'3"

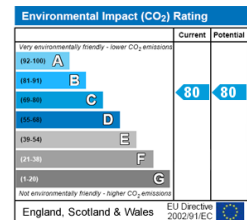
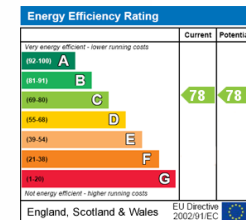
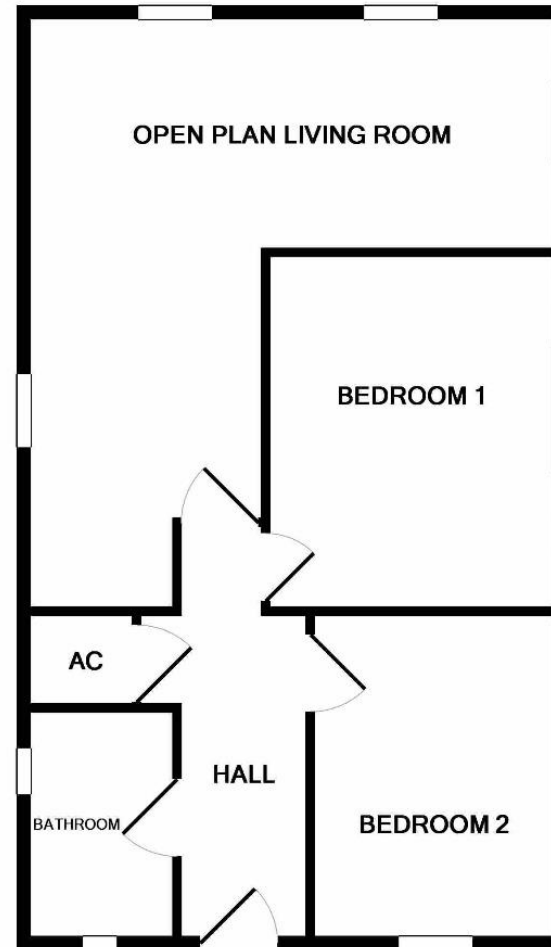
Bedroom 1 12'3"x9'8"
Bedroom 2 11'4"x8'6"
Family Bathroom 8'x5'4"

Outside

Decked balcony area

% Share of the Freehold – 125 year lease from 2007
Monthly maintenance fee of £40.50 per month
Share of building insurance £140 per annum

Tewkesbury Borough Council Tax Band B



Guide Price £165,000

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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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