



The Maltings

01684 293246



9 The Maltings, Station Street, Tewkesbury, GL20 5NN

From the moment you enter this ground floor apartment, you really will be impressed by how light and spacious it feels.

At the end of the entrance hall is a good sized lounge which has plenty of room for a dining table. A doorway leads through to the kitchen which is fitted with a range of wall, floor and drawer units, and with the added advantage of a window, this is light and airy.

From the hall, doors lead to a double bedroom and to a modern shower room which is fitted with a walk in shower cubicle, vanity unit with inset wash basin, low level wc and heated towel rail.

The Maltings is a popular retirement complex, managed by Sanctuary Housing with a live in Manager and 24 hr care line monitoring system in each apartment. It offers the independence of owning your home with its own front door, combined with the security offered to residents with excellent communal facilities which include a resident's lounge, conservatory, drying areas, bin store, gardens and visitors' guest suite, which is available on a first come first served basis at a preferential rate.

The apartment has modern electric controllable panel heating and new upvc double glazed windows and doors.



The apartment is **Leasehold** with approximately 937 years remaining on the lease (to be confirmed by your solicitor).

The Ground Rent and Monthly Maintenance charge is £280.16 per calendar month (£3361.92 per annum) and includes building insurance; window cleaning; communal areas; garden maintenance; live in manager; 24 hr careline; unallocated parking; subsidized guest suite.

The inner quadrangle gardens are beautiful, planted with a range of flowering shrubs and plants alongside two ornamental fish ponds.

Located within easy walking distance to the town centre's amenities, which include the Roses Theatre; supermarket; medical centre; library to name but a few, it is an ideal situation and with the added advantage of parking (unallocated).

Tewkesbury is centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent central base served by good, regular bus and rail links.

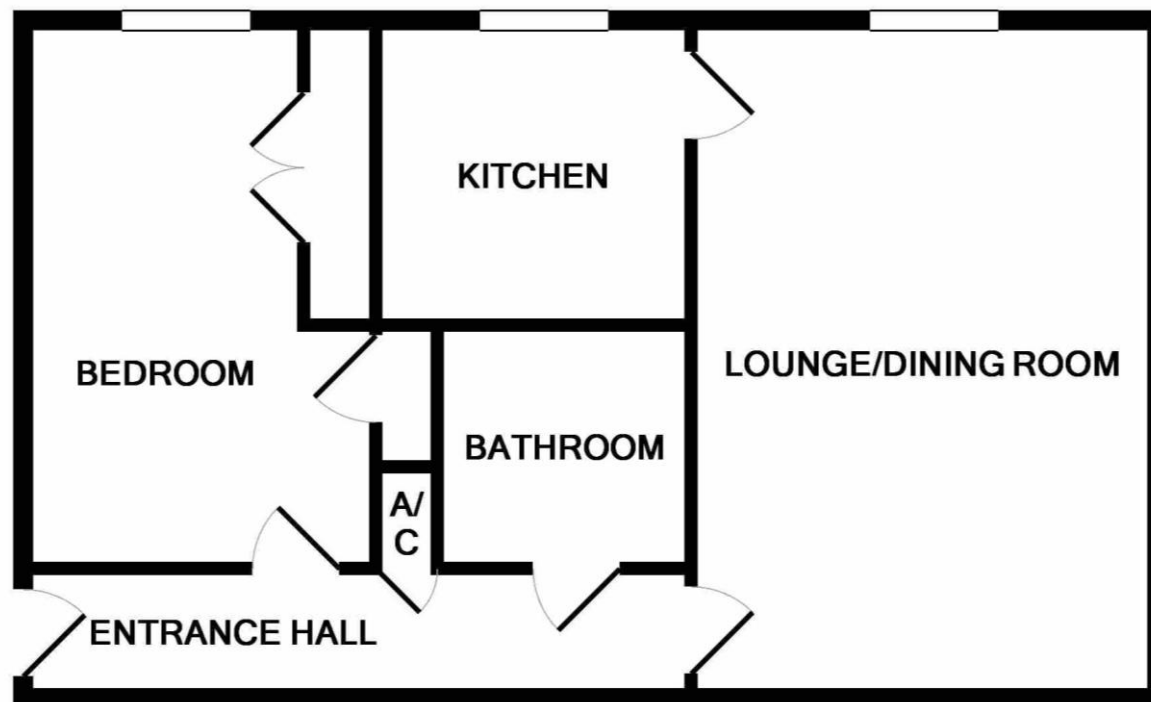
Ground Floor

Lounge/ Dining Room 16'4"x14'6"
Kitchen 7'0"x5'5"
Bedroom 1 12'2"x8'8"
Bathroom

Outside

Communal Gardens
Guest Lounge
Guest Conservatory
Unallocated Parking

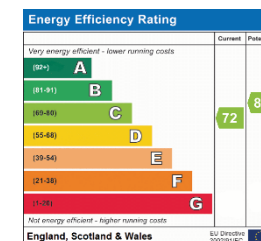
Tewkesbury Borough Council Tax Band A



Guide Price £115,000 Leasehold

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