



BRITISH
PROPERTY
AWARDS

2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Home Abbey House

01684 293246

**Engall
Castle**

.com

18 Home Abbey House, High Street, Tewkesbury, GL20 5BL

This is a rare opportunity to own a 2 bedroom apartment within this popular residential development, designed for the active over 60s.

The apartment has been loved and owned for several years and benefits from a spacious lounge/dining room with picture window overlooking the front. The kitchen is fitted with a range of wall and base units and links to the lounge/dining room with an attractive archway.

There are two bedrooms with the main bedroom has the benefit of fitted wardrobes.

The shower room comprises of a walk in shower cubicle, vanity unit with inset sink unit and low level wc.

The apartment has the benefit of Economy 7 Electric storage heating and upvc double glazed windows.

Home Abbey has an elegant resident's lounge; a laundry with modern appliances and daytime manager present to help with any concerns.

Outside there are beautifully kept communal gardens with benches 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.



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.

Ownership of a Home Abbey apartment is subject to annual maintenance and ground rent charges which include:

- 24 Care Line
- Building Insurance
- Water (drainage is charged separately currently £41.00 per annum)
- On site manager from 9-3pm during weekdays
- External maintenance, grounds maintenance and window cleaning; internal communal cleaning
- 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 driers
- External rotary clothes lines
- Bin Store
- Lift

First Floor

Lounge/Dining Room 18'4"x10'6"
Kitchen 7'5"x5'4"

Bedroom 1 12'x8'8"
Bedroom 2 9'1"x6'10"
Shower room 6'9"x5'5"

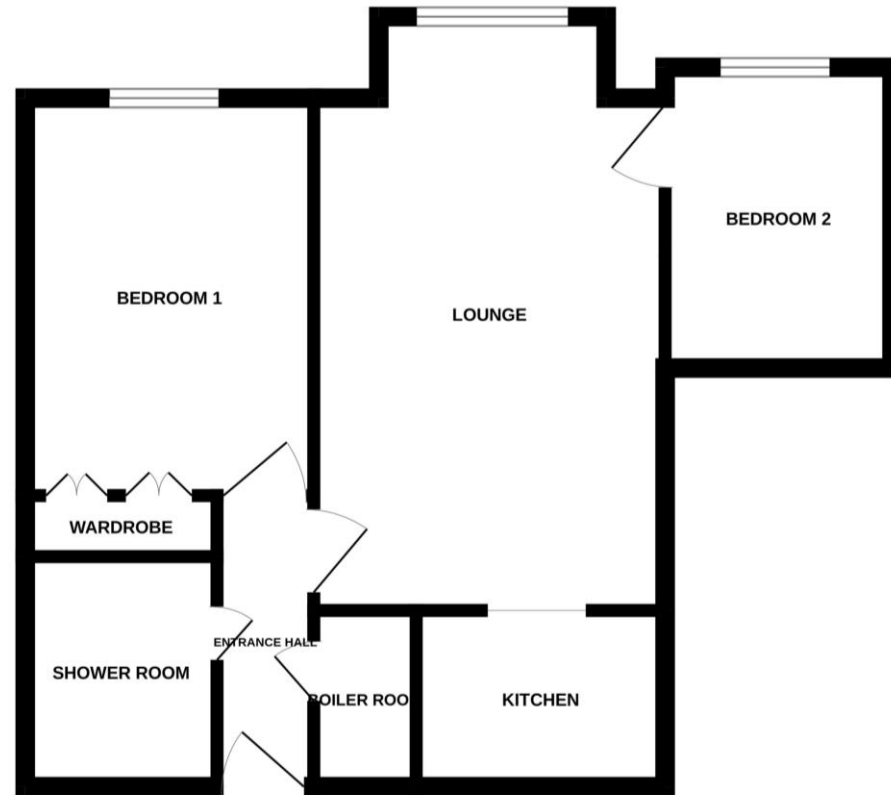
Outside

Communal gardens, patio areas and drying area with rotary lines

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

Annual maintenance charges approx. £4018 per annum (334.83 per month)
Annual Ground Rent approximately £523 per annum paid half yearly (241.50 per 6 months)

Tewkesbury Borough Council Tax Band A



Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Current	Potential	Current	Potential	Current	Potential	Current	Potential
A	A	A	A	A	A	A	A
B	B	B	B	B	B	B	B
C	C	C	C	C	C	C	C
D	D	D	D	D	D	D	D
E	E	E	E	E	E	E	E
F	F	F	F	F	F	F	F
G	G	G	G	G	G	G	G

EPC Commissioned

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 £150,000 Leasehold

Viewing strictly by arrangement with Engall Castle Ltd
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Agents Note

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