



**Tewkesbury**

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## 2 Webber House, Gloucester Road, Tewkesbury GL20 5FT

With direct access from the beautifully maintained communal gardens, this is a surprisingly spacious ground floor apartment for the active retired over 55s.

Every aspect of this apartment has the feel of a bungalow with a spacious and welcoming hallway leading to all rooms. The lounge has ample space for a dining table with archway through to the modern kitchen which has the benefit of an electric cooker, a range of wall and base units with inset stainless steel sink and drainer.

There are two double bedrooms, the main bedroom being dual aspect and benefiting from fitted wardrobes.

The bathroom is fitted with a panel bath with shower over, pedestal wash basin and low level wc and has the advantage of a window; heated towel rail and extractor.

In addition there is a large walk in cupboard which offers extremely useful storage space.



The property is on the lower ground floor with direct access to the communal gardens.

Some of the advantages of independent living in this development include 24 emergency care line; day time duty manager; plus the use of the laundry with Miele washing and drying machines and basin for hand washing; a lovely communal lounge perfect for those times when you want to socialise; games room; attractive outdoor sitting and dining area; ample parking and delightful views of the Abbey and playing fields from the gardens.

Webber House is within the popular Shephard Mead retirement development located with a supermarket and leisure opposite.

Located on the edge of Tewkesbury with a regular bus service at the drive entrance, serving the town centre, Cheltenham and Gloucester, it is an ideal location.

Tewkesbury itself has a wide range of excellent amenities which include a new hospital, The Roses Theatre, shops and eateries.

## Lower Ground Floor

Lounge/Dining Room	14' x 12'8
Kitchen	9'8 x 6'5
Bed 1	13'8 x 10'2 to wardrobes
Bed 2	11'6 x 7'3
Bathroom	6'6 x 5'10
Store room	9'8 x 4'1

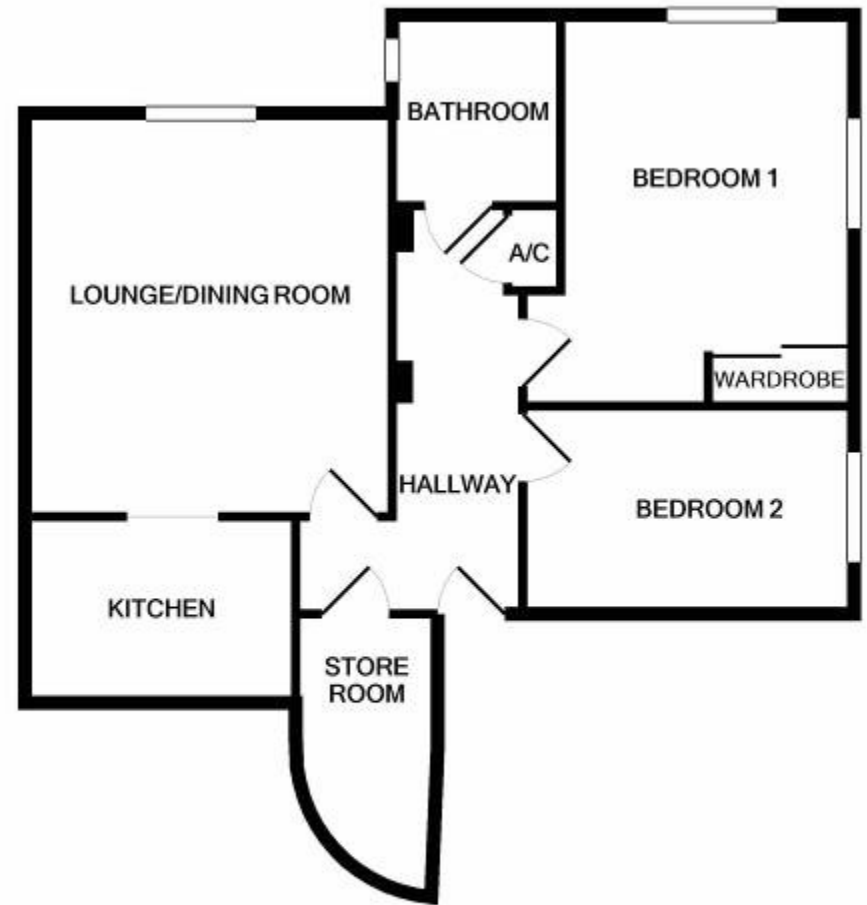
## Outside

Attractive communal grounds  
Unallocated parking  
Laundry room with Miele washing machines and dryers  
Bin Store  
Subsidised guest suite for relatives and visitors  
Communal lounges

## Charges

Tewkesbury Borough Council Tax Band B  
Service Charges £1912.12 per annum

Sheltered accommodation leasehold apartment – current lease remaining believed to be 125 years to be confirmed by your solicitor



**Guide Price: £135,000**

**Viewing strictly by arrangement with Engall Castle Ltd**

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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.

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