



Victoria Circus

01684 293246



6 Keswick House, Victoria Circus, Tewkesbury, GL20 5GA

This is a beautifully presented contemporary second floor apartment with a delightful outlook over the verdant Victoria Circus and the advantage of no onward chain.

Located within a circular crescent, of a mixture of three storey town houses and three storey apartment blocks, it recreates the elegance of some of the Regency crescents of days gone by.

A telephone entry system provides access into the communal light and airy entrance hall and staircase.

On entering the apartment the hallway leads into a beautifully light open plan lounge/dining/kitchen providing excellent living space with the advantage of Juliet windows creating a light and airy feel.

The kitchen is fitted with a range of modern wall and base units which include an integrated gas hob with extractor over, electric oven and a plumbed washer/drier.



There are two double bedrooms with the main bedroom benefiting from Juliet balcony windows overlooking the crescent. There is also the advantage of a contemporary styled ensuite shower room.

In addition there is a modern bathroom which is fitted with a panel bath, pedestal sink and low level wc.

Victoria Circus is located in Rosefields which is located within easy level walking distance of some excellent local shops and amenities and the Town Centre.

Tewkesbury town centre itself is a popular Tudor Town with a wealth of leisure, health, education and shop, eatery and sports facilities and with excellent transport links via the motorway, rail and coach networks, it makes a great commuter base.

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.

2nd Floor Apartment

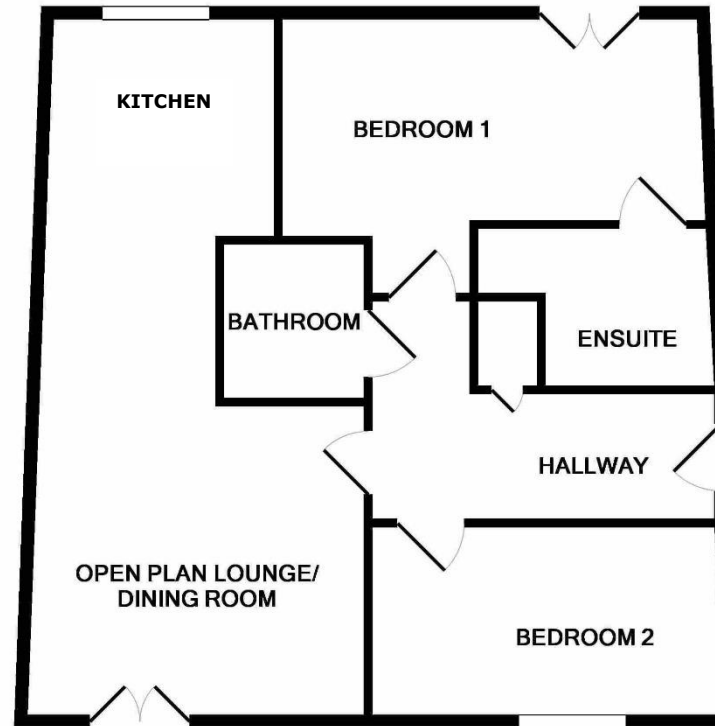
Lounge/ Dining Room	16'4" x 14' 3"
Kitchen	9'2"(max)x 8' 7"
Bedroom 1	13' 6" x 9' 3"
Ensuite Shower room	
Bedroom 2	12' 4" x 6'10"min Bathroom
	6'6"x5'10"

Outside

Communal gardens; bike and bin stores
Allocated parking

Leasehold 233 years remaining on lease
Ground rent payable £100 pa
Annual Maintenance £2022 pa includes building insurance; communal area cleaning; building maintenance; grounds maintenance
Freeholder: E & M Estates & Management
Managing Agent: Firstport Property Services

Tewkesbury Borough Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Guide Price £175,000 Leasehold

Viewing strictly by arrangement with Engall Castle Ltd
155 High Street Tewkesbury Gloucestershire GL20 5JP
Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm
email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



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

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

