



Kemerton

01684 293246



1 The Limes, Kemerton, GL20 7JN

A rare find indeed, a ground floor apartment with delightful garden located within this village designated of Outstanding Natural Beauty.

The apartment is within a purpose built detached building of just 2 apartments built in the early 1980s and loved and cared for by the current owner since 2006.

Briefly the accommodation comprises of a welcoming hallway providing access to all rooms. The lounge has the benefits of a modern coal effect gas fire and patio doors leading out to the garden.

The kitchen is fitted with a range of wall and base units with stand alone white goods which may be left with the property. The kitchen opens out into the dining area and door leads into the hall.

There are two double bedrooms both benefitting from fitted wardrobes. The bathroom is fitted with a white suite comprising of a panel bath with shower over, pedestal wash basin and low level wc.



Throughout the apartment has the advantage of gas central heating and upvc double glazed windows and doors.

Outside the garden is quite delightful, with a Cotswold stone boundary wall, lawn, paved pathways and patio, mature planted borders. Garden shed and gated access to the front of the building.

Kemerton is a village within an area designated of Outstanding Natural Beauty and with the benefit of a village coffee shop, local pub, churches, village hall and thriving community.

Approx distances (miles): Tewkesbury 5; Evesham 10; Cheltenham 11; Worcester 20; Birmingham 45; London 123

Ground Floor Apartment

Lounge	15'3"x10'2"
Dining Room	9'9"x8'10"
Kitchen	9'9"x6'11"
Bedroom 1	11'8"x9'6"
Bedroom 2	11'5"x9'5"
Bathroom	6'1"x5'11"

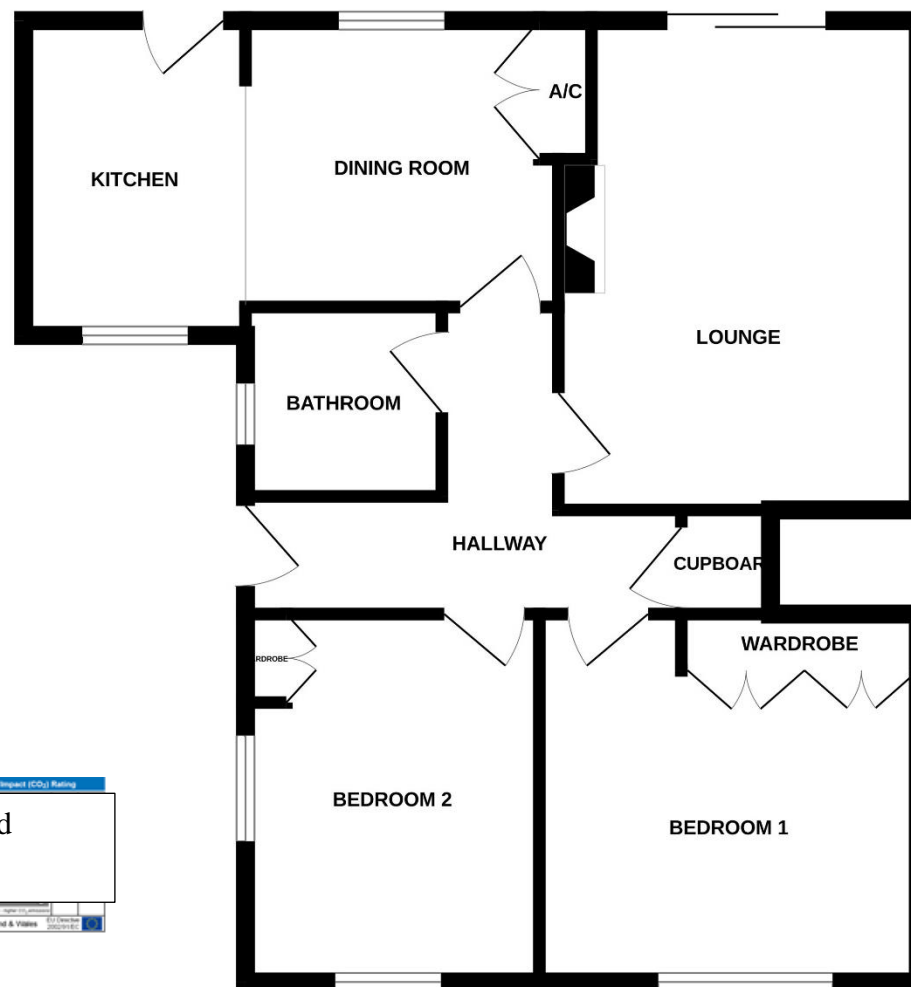
Outside

Garden
Garden Shed

Leasehold Apartment

Freeholder & Management Agents: Rooftop Housing Association Ltd
Lease terminates in 2108 (approx. 83 years remaining)
Annual Service Charge £231.15 which covers building
Insurance and communal area maintenance

Wychavon District Council Tax Band B



Guide Price £265,000 Leasehold

Viewing strictly by arrangement with Engall Castle Ltd
155 High Street Tewkesbury Gloucestershire GL20 5JP
Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm
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.



