



**Home Abbey**

**01684 293246**





## 15 Home Abbey House, High Street, Tewkesbury, GL20 5AE

Situated with views towards the High Street you gain a real sense of the community whilst being quietly tucked away within the quadrangle – the best of both worlds!

The lounge/dining room has a large picture double glazed window and ample space for a dining table. There is a useful store cupboard which houses the hot water tank and provides useful airing space; whilst an archway leads through to the kitchen which is fitted with a range of fitted wall and base units with space for cooker and fridge/freezer. The kitchen also has the advantage of a window overlooking the front making it light and airy.

The double bedroom has a fitted wardrobe and again overlooks the quadrangle. The modern shower room has a walk in shower cubicle, low level wc and vanity unit with inset wash basin.

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



Outside are pretty 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 with the whole rear grounds being fully secure.

Tucked away behind the High Street adjacent to Bishops Walk where you will find Boots the Chemist, Tesco Express, Library and The Roses Theatre, it is ideally and conveniently located.

Tewkesbury itself is a popular Tudor Town with a wealth of leisure, health and shopping facilities and with excellent transport links with the Regency town of Cheltenham, it is a great base.

## First Floor Apartment

Lounge/Diner	14'5"x12'1"
Kitchen	7'4"x5'5"
Bedroom 1	17'8"(max)x8'8"
Bathroom	6'10"x5'5"

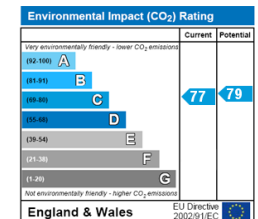
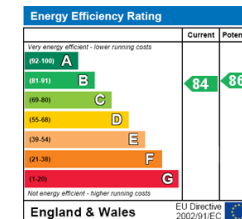
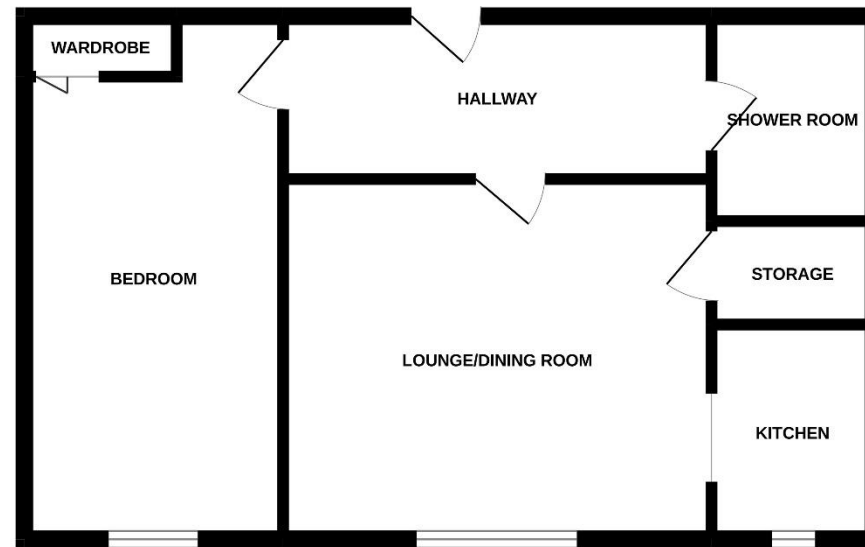
### Managed by First Port Management Ltd

Annual maintenance charges approximately £3200 per annum  
Annual ground rent approximately £500 per annum  
Current Lease believed to be 65 years

Attractively maintained gardens with views over the River  
Communal Lounge with kitchen area  
Patio with garden furniture  
Subsidised Guest Suite  
Laundry with Miele washing machines and tumble driers  
External rotary clothes lines  
Bin Store  
On site Manager from 9-3pm weekdays  
24-Hour Care Line  
Building Insurance  
External Maintenance, Grounds maintenance & window cleaning  
Internal communal area cleaning  
Lift

**Council Tax Band A Tewkesbury Borough Council**

## GROUND FLOOR



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 £125,000**

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

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