BRITISH PROPERTY AWARDS 2017 - 2019 ★★★★★ GOLD WINNER ESTATE AGENT IN GL17-20

HOME ABBEY HOUSE

01684 293246

Engall Castle .com

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

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 day time warden 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 Develops, 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 week days
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

GROUND FLOOR

First Floor Apartment

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

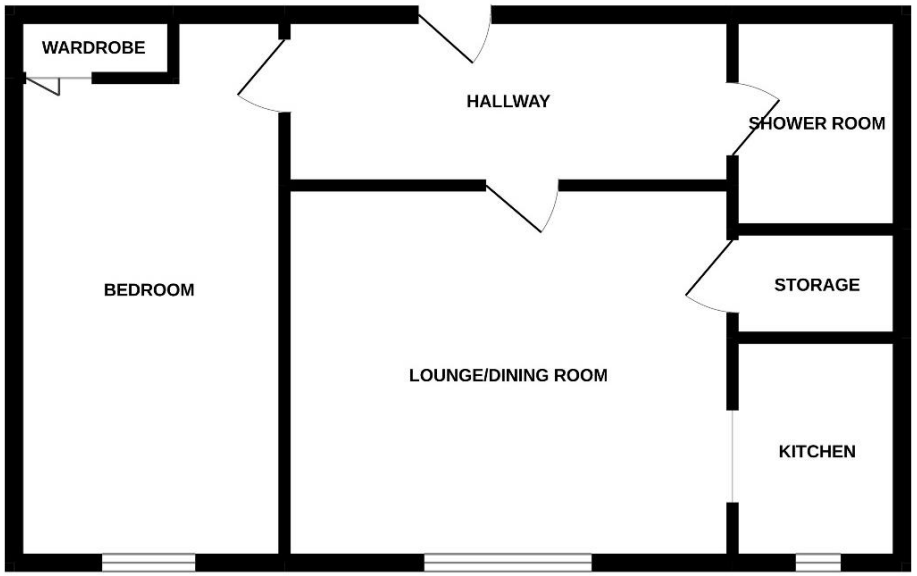
Outside

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



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Guide Price £145,000 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.

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Agents Note

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