



Avon Court

01684 293246

**Engall
Castle**
.com

1 Avon Court, St Mary's Lane, Tewkesbury, GL20 5SJ

This is a beautifully light and spacious second floor apartment with the advantage of being within easy walking distance of all the town's excellent amenities.

It has the benefit of being a % Freehold property, which means that the residents of the 6 apartments in total, own the Freehold between them and take control of the maintenance costs without ground rent payable to a third party.

The accommodation briefly comprises of a dual aspect lounge with large picture windows offering far reaching and interesting views across The Ham to the Malverns in the distance. There is an attractive fireplace housing a flame effect electric fire.

Across the hall is a kitchen which is fitted with a range of wall and base units with a fridge/freezer and an electric cooker. A door leads out to a covered balcony, ideal for drying washing.

There are three good sized bedrooms and a modern shower room. The shower room has been fitted with a shower cubicle, pedestal wash basin and low level wc.

The apartment has the advantage of upvc double glazing and electric heating.



Outside there is covered allocated parking within a private driveway area at the rear of the building.

The apartment benefits from a 900 year lease and as an apartment owner you become a shareholder of the Freehold company managing the whole building. The annual maintenance charge is currently £600 per year and covers building insurance, property external maintenance (excluding windows), communal area cleaning, garden maintenance.

Located within easy walking distance the town centre and its wealth of shops, eateries, leisure facilities, The Roses Theatre, a newly built hospital and medical centre, and indeed a local convenience store within 2 minutes of your door, it is a perfect location within the town.

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.



SECOND FLOOR

Top floor Apartment

Lounge 17'8"x11'11"
Kitchen 10'x7'

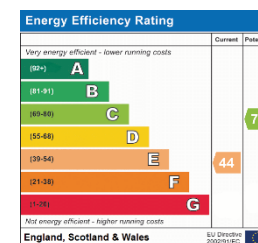
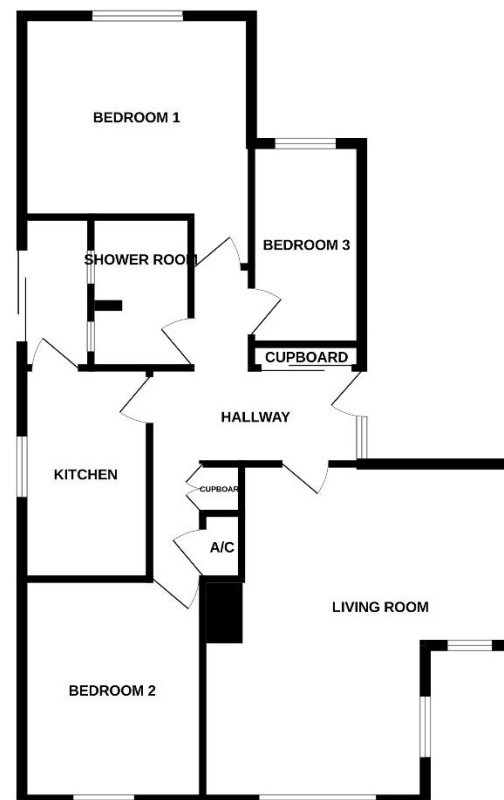
Bedroom 1 12'6"x11'
Bedroom 2 11'10"x10'
Bedroom 3 11'x5'11"
Shower room 8'4"x5'8"

Outside

Covered balcony
Covered Parking

Annual Maintenance Payment £600 per year.

Tewkesbury Borough Council Tax Band C



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 £250,000 Freehold

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



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 upon as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

