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PROPERTY
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GOLD WINNER

ESTATE AGENT
IN GL17-20

Tewkesbury

01684 293246

**Engall
Castle**

.com

74a Barton Street, Tewkesbury, GL20 5PY

This is a beautifully presented Grade II Listed duplex apartment that offers light and spacious accommodation.

Located within the heart of the Town Centre it benefits from its wealth of excellent facilities and amenities on the doorstep.

Briefly the accommodation comprises of a dining hall providing a warm welcome to visitors and offering great entertaining space. Adjacent is a modern fitted kitchen which has the benefit of an integrated halogen hob and electric oven, with space and plumbing for a washing machine.

Off the dining hall is the lounge with an attractive oak surround feature fireplace, built in alcove storage and two large Georgian sash windows which flood the room in light.

Across the dining hall is the main bedroom which has the benefit of a modern ensuite shower room. Completing the accommodation on this floor is a further bedroom.



The second floor has a large landing providing great space as a hobby or reading area. Also on this floor is a double bedroom, study and main bathroom.

The bathroom has a panel bath with shower over, vanity unit with inset wash basin and low level wc.

Outside the apartment has the benefit of a gated courtyard, ideal to create a private al fresco dining area.

The property has some double glazing and a recently installed combination gas fired central heating and water system.

Located in the heart of the town centre, it has the benefit of the town's wealth of excellent amenities, eateries, leisure, health and educational facilities on your door step.

Tewkesbury itself is centrally located between Cheltenham, Birmingham and Bristol with the M5 motorway junction 2 miles away it is an excellent commuter base.

Ashchurch Train Station is 3 miles from the centre; regular bus links with both Cheltenham and Gloucester.

Duplex Apartment

First floor

| | |
|-------------|-------------|
| Lounge | 16'2"x11'3" |
| Dining Hall | 19'6"x8'8" |
| Kitchen | 8'6"x6' |
| Study | 13'4"x6'1" |
| Bedroom 1 | 12'x10'1" |
| Ensuite | 8'3"x4'1" |

Second floor

| | |
|-----------|------------|
| Bedroom 2 | 9'8"x9'2" |
| Bedroom 3 | 7'8"x6'3" |
| Bathroom | 9'11"x8'6" |

Outside

Courtyard

Tewkesbury Borough Council Tax Band B

- Leasehold offered on completion with a 999 year lease
- Ground Rent is Peppercorn
- No monthly maintenance payments. Maintenance is payable based on a fair and reasonable contribution to repair. The current vendor will retain the Freehold.



Guide Price £230,000

Viewing strictly by arrangement with Engall Castle Ltd
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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

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