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PROPERTY
AWARDS

2017 - 2019
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GOLD WINNER

ESTATE AGENT
IN GL17-20

Shepherd Mead

01684 293246

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12 Shepherd Mead, Newtown, Tewkesbury, GL20 5RR

Securely positioned, this first floor maisonette with its views of the Abbey is a lovely home.

Located within the popular Shephard Mead Sheltered Residential development, it overlooks the Abbey Fields and benefits from lovely views especially in the long winter months.

The accommodation briefly comprises of a lounge with an attractive box bay window providing lovely views across the trees and Abbey fields to the Abbey, with the hills beyond.

An archway leads through to the kitchen has been fitted with a range of wall and base units and has the benefit of a window again providing a lovely outlook over the gardens.

There are two bedrooms and a modern shower room has a contemporary style walk in shower cubicle, vanity unit with inset sink unit and low level wc.

Adjacent to the front door is a useful storage cupboard.

Throughout the property has the advantage of upvc double glazed windows and electric storage heaters.



Some of the advantages of independent living in this development include the use of the laundry with Miele washing and drying machines and basin for hand washing; a lovely communal lounge perfect for those times when you want to socialise; attractive outdoor dining area; ample unallocated parking; beautiful communal gardens; subsidized guest suite and visiting warden.

Located on the edge of Tewkesbury, within easy walking distance of a local supermarket, leisure centre and bus stop offering a regular bus service at the drive entrance, into the town centre, Cheltenham and Gloucester, making it an ideal and quite location.

Shephard Mead is situated on the edge of the ancient town of Tewkesbury, with delightful views of its Abbey, and the wealth of amenities typical of a thriving community including hospital, swimming pool, golf club, theatre and excellent range of shops. Plus it has the advantage of being within walking distance of a local supermarket.

Immediately outside of the Shephard Mead development are bus stops providing regular links into town, and the vibrant centres of Cheltenham and Gloucester.

First Floor

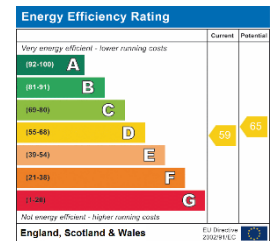
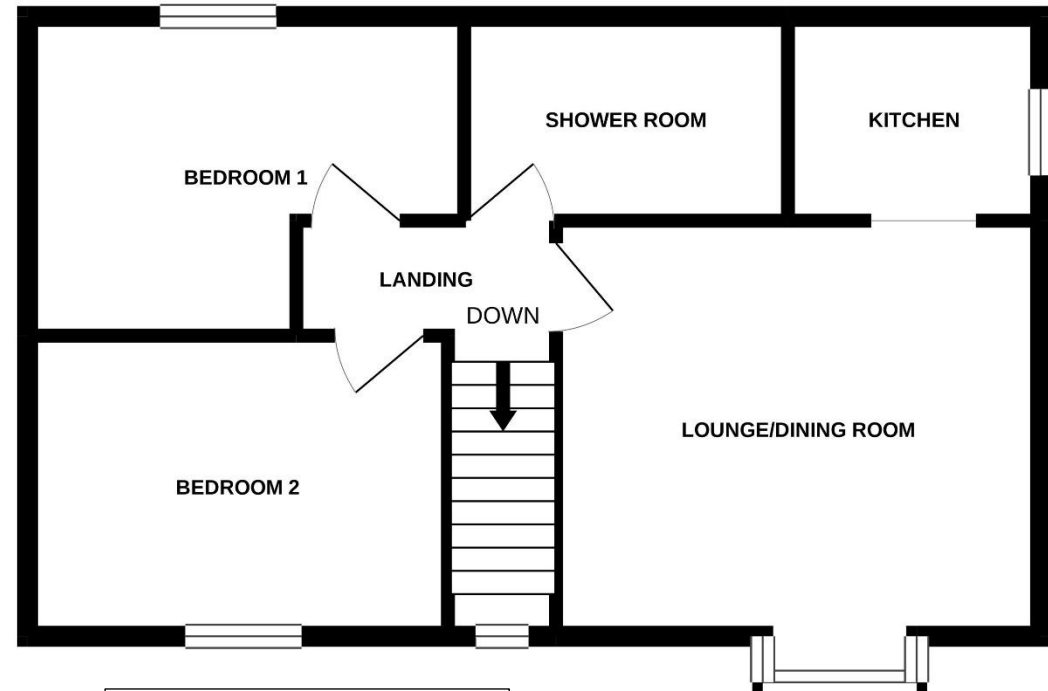
Lounge	13'8"x11'9"
Kitchen	7'4"x5'9"
Shower room	9'3"x5'8"
Bedroom 1	11'11"x8'6"
Bedroom 2	11'4"x9'

Additional Information

- Managed by RLHA on behalf of Elm Group
- Leasehold Term remaining 63 years (term to be confirmed)
- Retired over 55s only
- Annual Service & Ground Rent Charge £226.47 pcm (to be confirmed by solicitors) includes building insurance; maintenance; subsidised guest suite and communal areas; 24 hr careline; onsite daytime manager; laundry; window cleaning.
- Modern Electric heating
- Double glazed windows

Currently there is a stair lift fitted and this can remain subject to a separate agreement with the Stair Lift provider – rate to be determined at the time of interest.

Tewkesbury Borough Council Tax Band B



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 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



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