



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Nailor's Court

01684 293246

**Engall
Castle**

.com

2 Nailor's Court, Back of Avon, Tewkesbury, GL20 5UR

These apartments are always popular not least for the fact that the owners also own a percentage share of the Freehold ensuring that they are beautifully looked after and as importantly, they also have a garage and parking.

This apartment is offered with no onward chain and would benefit from some updating and improvement.

Situated on the first floor it has a lovely south facing balcony providing a view to the Ham and River. There are two bedrooms, both benefitting from fitted wardrobes.

The lounge/dining room has a balcony off, ideal to take advantage of its south facing position. An archway leads through to the kitchen which is fitted with a range of wall and base units with integrated electric hob, oven, extractor and washer/drier.

The bathroom is fitted with a white suite consisting of a panel bath with shower over, low level wc and pedestal wash basin.



The apartment has the benefit of a combination gas central heating throughout and double glazing.

Outside there is a single garage with the benefit of power and light and a parking space in front.

Located within the heart of the town centre it is conveniently positioned in walking distance of the excellent facilities the town has to offer.

Tewkesbury is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre all within easy walking distance.

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.

First Floor

Lounge	17'2"x10'11"
Kitchen	9'9"x7'2"
Bedroom 1	12'4"x8'
Bedroom 2	10'x6'6"
Bathroom	6'4"x6'2"

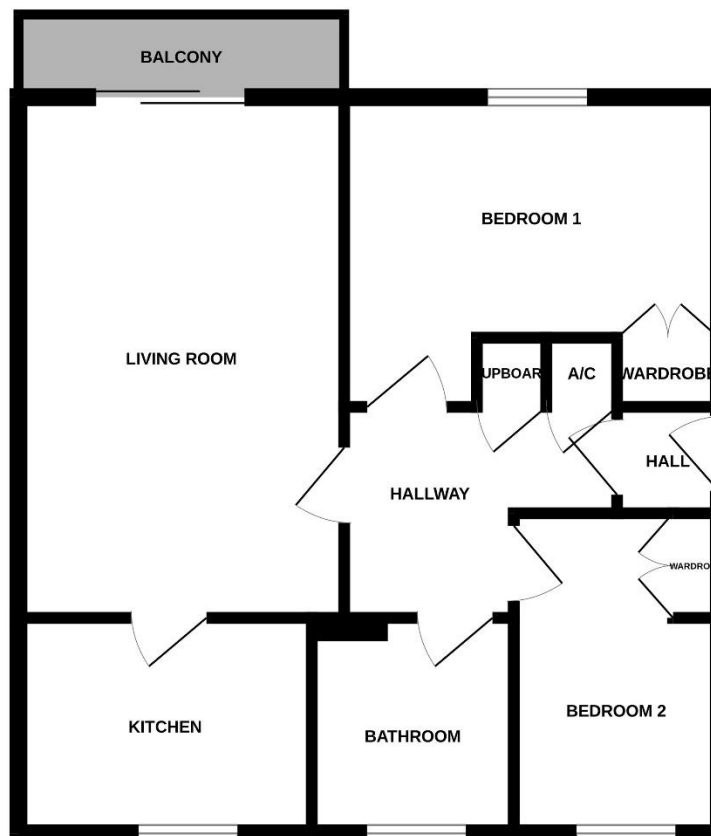
Outside

Single Garage
Parking

Tewkesbury Borough Council Tax Band C

Additional Information

% Share of Freehold
Tolsey Quay Management
999years from 1992
Charges: £110 pcm Mar 2024/Mar 2025



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 £165,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	78

Agents Note

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