



Town Centre

01684 293246

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3 Nelson Court, Tewkesbury, GL20 5UG

Located within a purpose built barn conversion style development in the heart of this vibrant market town, it is lovely.

The open plan living room is light and spacious with room for a dining table and sofa.

The kitchen area is modern and fitted with a range of wall and base units with integrated gas hob, electric oven, extractor, fridge and freezer.

There are two good sized bedrooms and bathroom with panel bath with shower over, low level wc and pedestal wash basin.

The property benefits from gas central heating fired by a combination boiler and double glazed windows.

A wooden staircase leads up to the property with its own balcony.

The property is Leasehold with a 20% share of the Freehold, with the lease term remaining of 113 years.

The managing agents are Timothy Lea & Griffiths and there is an annual maintenance/service charge of £40 per calendar month; in addition there is an annual insurance premium for the building which is shared by the other Freeholders of currently £140 per annum.

Nelson Court is a small select development of one and two bedroom apartments and benefitting from being a percentage freehold apartment, which means that the Management Company is made up from the owners of the apartments.

Located in a court yard development it is quietly positioned in the heart of the town and therefore benefits from its wide range of amenities and facilities all within level walking distance.

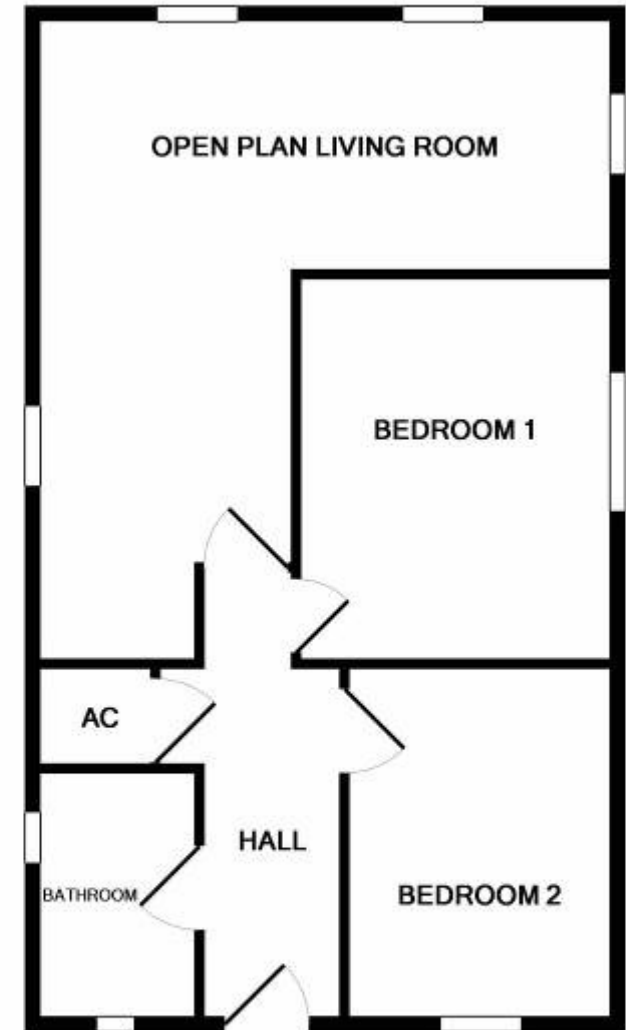
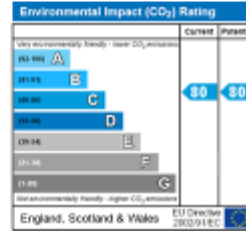
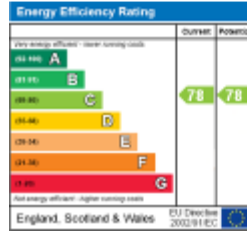


First floor apartment

Open plan kitchen/living/dining room:

Dining area 10'x8'3"
 Lounge area 10'4"x10'
 Kitchen 10'4"x8'3"

Bedroom 1 12'3"x9'8"
 Bedroom 2 11'4"x8'6"
 Family Bathroom 8'x5'4"



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 £140,000

Viewing strictly by arrangement with Engall Castle Ltd

155 High Street Tewkesbury Gloucestershire GL20 5JP

Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm

email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



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