



Home Abbey House

01684 293246



11 Home Abbey House, High Street, Tewkesbury, GL20 5BL

With something different to watch, this apartment will feel like you are on holiday every day of the year. This is a delightful ground floor apartment with the advantage of its own patio within a private part of the communal gardens with outstanding views over the Mill Avon and the activity through the lock!

The accommodation briefly comprises of a large lounge that has an attractive bay with floor to ceiling glazing and glazed door leading out to the extended patio, giving a real sense of having your own garden without the hard work! There is an attractive fireplace with inset modern electric flame effect fire and built in alcove shelving and cupboards either side.

An archway leads into the modern kitchen which is fitted with a range of wall and base units with an integrated induction hob and electric oven.

The double bedroom is fitted with a fitted wardrobe with a large picture window providing a view over the garden to the River and being south west facing, the evening sunsets.

A modern shower room has a walk in shower cubicle, fitted vanity unit with inset wash basin, low level wc and heated towel rail.

Panic alarms are fitted throughout the apartment which is located on the ground floor and can be accessed from the main entrance or through the garden door.



Home Abbey has an elegant resident's lounge; a laundry with modern appliances and day time warden present to help with any concerns.

Outside there are beautifully kept communal gardens with benches offering the opportunity to soak up the views across the river and perhaps feed the ducks. There is also a rotary line drying area and bin store and the whole rear grounds are fully secure.

Specifically designed by quality Retirement Home Develops, McCarthy & Stone, and managed by First Port, Home Abbey has a range of apartment styles over three floors all serviced by a lift and 24 hour careline response system.

Located on the High Street the wealth of excellent shops and facilities are on your doorstep.

Tewkesbury itself is a popular Tudor town with a wealth of leisure, health, eateries and shops and together with excellent public transport links make it a great central location.

Ground Floor

Lounge	20'10" (into bay)x10'
Kitchen	7'2"x5'4"
Bedroom 1	12'x8'9"
Shower room	6'9"x5'5"
Storage cupboard	

Outside

Private patio with views over the River and Lock to the Malvern Hills

Leasehold Managed by First Port Management Ltd 99 years from 1985 with approximately 60 years remain to be confirmed by your solicitor.

Annual maintenance charges approx. £4018 per annum (334.83 per month)

Annual Ground Rent approximately £523 per annum paid half yearly (241.50 per 6 months)

Attractively maintained gardens with views over the River

Communal Lounge with Kitchen area

Communal Patio with garden furniture

Subsidised Guest Suite

Laundry with Miele washing machines and tumble dryers

External rotary clothes lines

Bin Store

On site manager from 9-3pm week days

24 Care Line

Building Insurance

External maintenance, grounds maintenance and window cleaning; internal communal cleaning

Lift

Tewkesbury Borough Council Tax Band A

Guide Price £165,000 Leasehold

Viewing strictly by arrangement with Engall Castle Ltd

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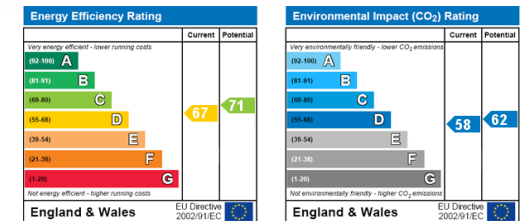
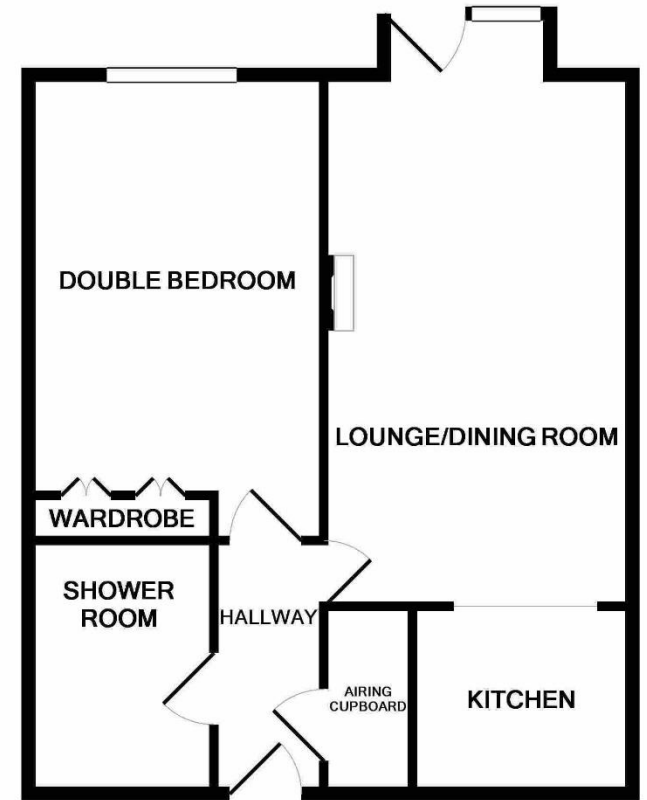
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This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

Agents Note

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