



**Tewkesbury**

**01684 293246**



# 1 Chapel House, Swilgate, Tewkesbury, GL20 5PQ

Immaculately presented, this ground floor apartment is ready to move straight into.

Located within this purpose built apartment development the accommodation briefly comprises of a lounge/dining room. An archway leads through to the kitchen which is fitted with a range of wall and base units with an integrated electric oven and hob with extractor over, and there is space and plumbing for a washing machine.

There is one double bedroom and a modern shower room which is fitted with a walk in shower cubicle, vanity unit with inset wash basin and low level wc.

The apartment has modern electrical panel heating and modern aluminum double glazed windows.



Chapel House is a leasehold property with approximately 961 years remaining on the lease.

It is managed by CMG Management Ltd and the maintenance/service charge is £85 per calendar month. The management charge covers all external building maintenance; internal communal area cleaning and maintenance; building insurance.

During the freak summer storm in July 2007 this apartment did experience some storm damage. It has never experienced flooding at any time previous to this or since.

Tewkesbury is an excellent commuter base with the motorway and rail networks close by. It enjoys a wide range of sport, culture, education and health facilities all within easy walking distance of the Chapel House.

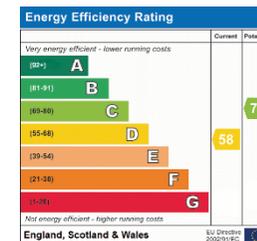
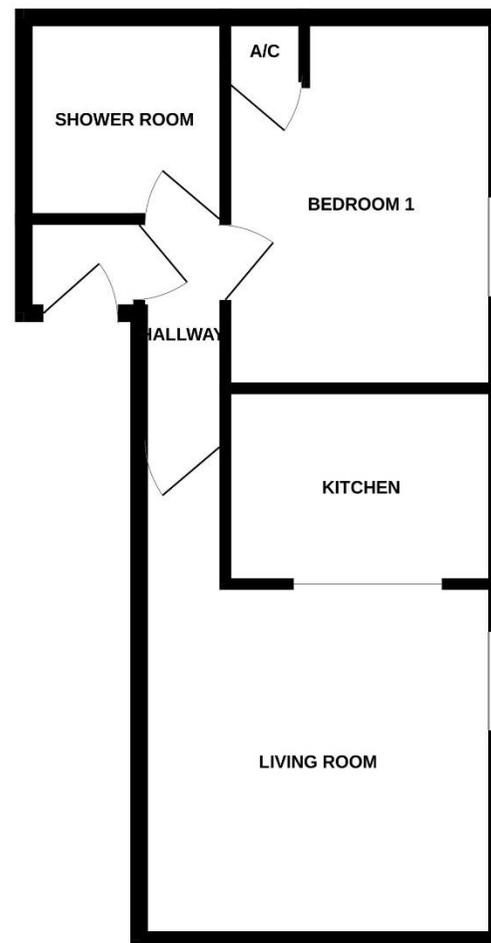
## Ground Floor Apartment

Lounge/dining room 12'x11'10"  
Kitchen 8'10"x6'5"

Bedroom 12'3"x9'  
Shower room 6'8"x6'8"

Lease Term 999year from1987 Approx 961 yrs remaining  
Managing Agents CMG Management Ltd  
Maintenance Charge of £85 per calendar month which covers building & communal external maintenance; internal communal area cleaning & maintenance; building insurance;

**Tewkesbury Borough Council Tax Band A**



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 £110,000 Leasehold**

Viewing strictly by arrangement with Engall Castle Ltd  
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