



Webber House

01684 293246

**Engall
Castle
.com**

2 Webber House, Gloucester Road, Tewkesbury, GL20 5FT

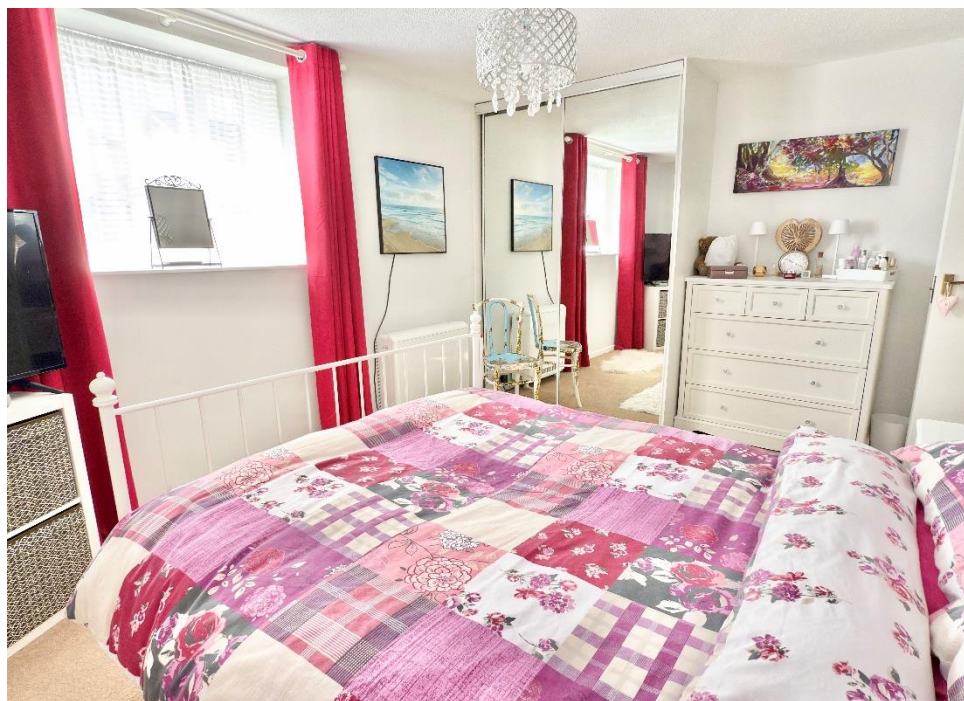
With the feeling that you have your own access to the apartment, this lower ground floor apartment has a real feeling of independence whilst at the same time benefitting from the social and community feel of this popular development designed specifically for the over 55s.

Internally the apartment is beautifully presented, being modern, light and bright and the accommodation briefly comprises of a welcoming entrance all which leads to the left to a sized living room with attractive fire surround with inset electric fire.

An arch way leads through to the modern kitchen which is fitted with a range of wall and base units with space and plumbing for a washing machine, fridge, freezer and cooker.

To the right of the hallway there are two bedrooms and the bathroom. The main bedroom has the advantage of a mirror fronted fitted wardrobe.

The bathroom is fitted with a white suite comprising of a panel bath with shower over, vanity unit with inset wash basin, heated towel rail and low level wc.



Outside the walled entrance courtyard is a lovely space for a few pots and bench, and leads into the beautifully maintained communal gardens which offer lovely views towards the Abbey and the Cotswold Hill escarpment in the distance.

There are excellent communal facilities which include a laundry room fitted with Miele washing machines and tumble driers; guest lounge and games room; guest suite for overnight visitors bookable at a reduced rate and ample unallocated parking available.

Webber House is within the popular Shephard Mead retirement development located with a supermarket and leisure opposite.

Located on the edge of Tewkesbury with a regular bus service at the drive entrance, serving the town centre, Cheltenham and Gloucester, it is an ideal location.

Tewkesbury itself has a wide range of excellent amenities which include a new hospital, The Roses Theatre, shops and eateries.

Lower Ground Floor

Lounge/Dining Room	14' x 12'8
Kitchen	9'8 x 6'5
Bed 1	13'8 x 10'2 to wardrobes
Bed 2	11'6 x 7'3
Bathroom	6'6 x 5'10
Store room	9'8 x 4'1

Outside

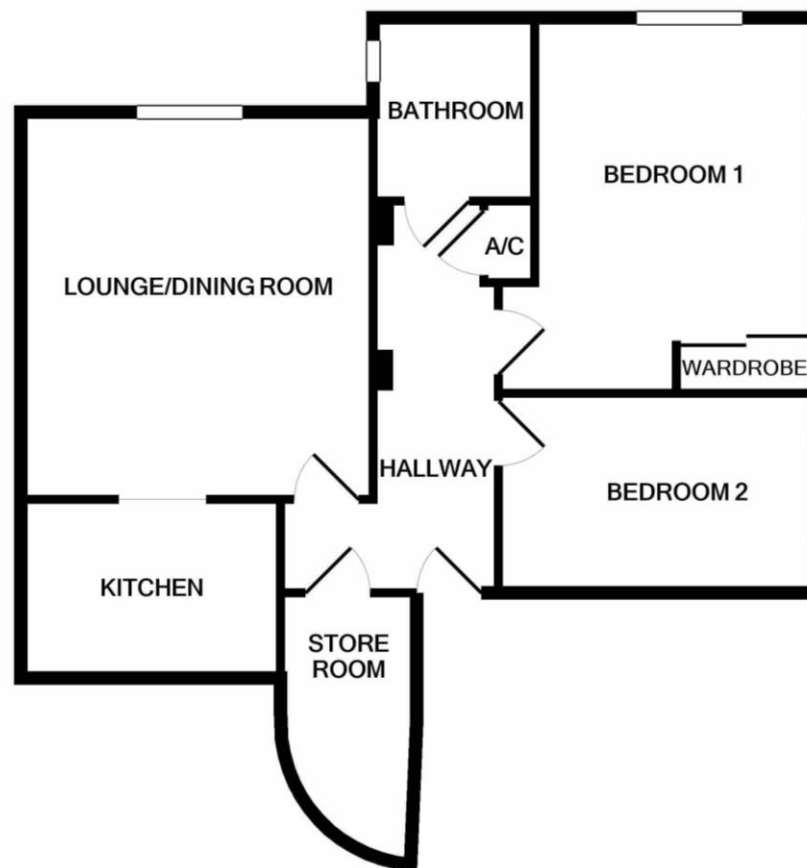
Attractive communal grounds
Unallocated parking
Laundry room with Miele washing machines and dryers
Bin Store
Subsidised guest suite for relatives and visitors
Communal lounges

Charges

Service Charges £243 per calendar month
Managing Agent The Elm Group

Sheltered accommodation leasehold apartment – current lease remaining believed to be 63 years to be confirmed by your solicitor

Tewkesbury 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 £145,000 Freehold

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



Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

