



Home Abbey House

01684 293246

**Engall
Castle
.com**

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

It will be very easy to forget where you are when you are in this stunning, contemporary styled apartment with its fabulous views from the lounge over the River, lock and Ham towards the Malvern Hills.

Benefitting from a modern fitted kitchen with again views from the window, the kitchen has a range of wall and base units with integrated electric hob, oven, slimline dishwasher, fridge and freezer.

The double bedroom also benefits from views and has the advantage of a fitted wardrobe.

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

The apartment has the advantage of electric heating.

Home Abbey has an elegant resident's lounge; a laundry with modern appliances and day-time warden present to help with any concerns. Regular coffee mornings and events take place for those that wish to participate or just sit in the lounge for the company and a chat.



Outside there are beautifully kept communal gardens with benches, tables and chairs 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 and can only be accessed by residents and their guests.

Specifically designed by quality Retirement Home Developer, 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.

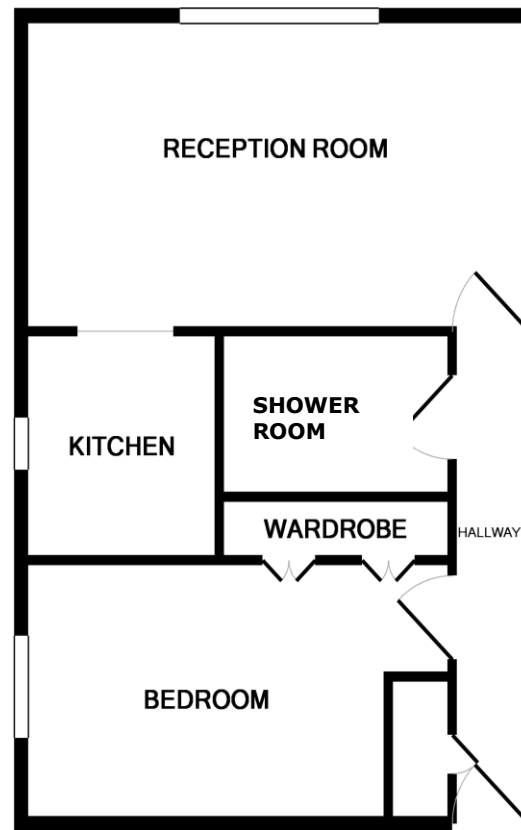
Leasehold Managed by First Port Management Ltd 99 years from 1985 with approximately 60 years remain to be confirmed by your solicitor.

Annual Ground Rent approximately £468.10 per annum

Annual maintenance charges approx. £2726 per annum

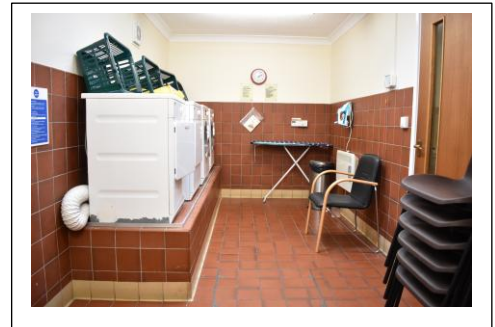
Attractively maintained gardens with views over the River
Communal Lounge with Kitchen area
Communal Patio with garden furniture
Subsidised Guest Suite
Laundry with Miele washing machines and tumble dryers
External rotary clothes lines
Bin Store
On site manager from 9-3pm weekdays
24 Care Line
Building Insurance
External maintenance, grounds maintenance and window cleaning; internal communal areas cleaning
Lift

Tewkesbury Borough Council Tax Band A



First Floor Apartment

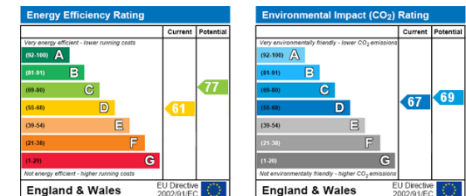
Lounge/Diner 17'9" x 10'2"
Kitchen 7'4" x 6'11"
Bedroom 11'2" x 8'8"
Shower Room 7' x 5'4"



Guide Price £165,000 Leasehold

Viewing strictly by arrangement with Engall Castle Ltd
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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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