



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Home Abbey House

01684 293246

**Engall
Castle**

.com

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

With a changing view and activity on the river, be it ducks, boats or dog walkers, this ground floor apartment will feel like you are on holiday every day of the year. An added advantage of being on the ground floor is the benefit of a glazed patio door opening into the beautifully maintained gardens with space to add a few of your own planted pots and seat to take full advantage of the warmer days.

The accommodation briefly comprises of a sitting room with floor to ceiling double glazed windows and glazed door leading out to the gardens, giving a real sense of having your own garden without the hard work! Being West facing you will be able to enjoy the fabulous sunsets as the sun drops down behind the Malvern hills in the distance.

An archway leads into the modern kitchen which is fitted with a range of wall and base units, an electric cooker and sink unit under the window so that the lovely views can be enjoyed even when you are washing up!

The double bedroom is fitted with a fitted wardrobe with again delightful views.

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

24 hr manned 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.



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 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.

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.

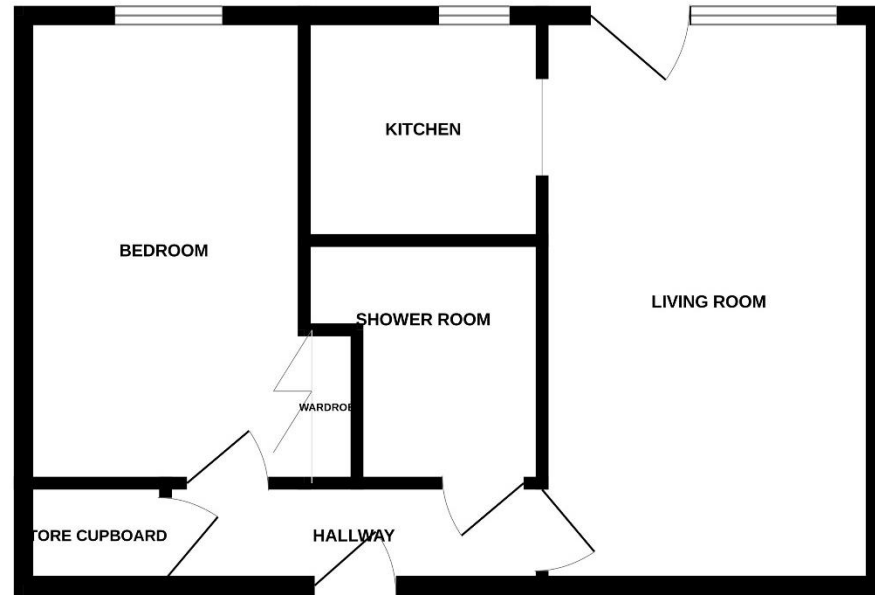
Leasehold Managed by First Port Management Ltd 99 years from 1985 with approximately 60 years remain to be confirmed by your solicitor.

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

Annual maintenance charges approx. £4018 per annum (334.83 per month) to include and covers:

- 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 areas cleaning
- Lift

Tewkesbury Borough Council Tax Band D



Ground Floor

Living room	17'6" x 10'3"
Kitchen	7'4" x 6'11"
Bedroom 1	14'3" x 8'8"
Shower room	7' x 5'1"



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 £175,000 Leasehold

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 upon as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

