



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 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 Developers, 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 with a visiting Home Manager.

Tucked away behind the High Street adjacent to Bishops Walk where you will find Boots the Chemist and Tesco Express; and The Roses Theatre, it is ideally and conveniently located.

Tewkesbury itself is a popular Tudor Town with a wealth of leisure, health and shopping facilities and with excellent transport links with the Regency town of Cheltenham, it is a great base.

Ground Floor Apartment

Lounge/Dining Room 20'10" (into bay) x 10"
Kitchen 7'2" x 5'4"
Bedroom 12' x 8'9"
Shower room 6'9" x 5'5"
Storage cupboard

Outside

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

Leasehold Managed by First Port Management Ltd 99 years from 1985 61 years remaining to be confirmed by your solicitor.

Annual maintenance charges approximately £4018 per annum (£334.83 per month 2023)
Annual ground rent approximately £523 per annum paid half yearly (£261.50) per 6 mths

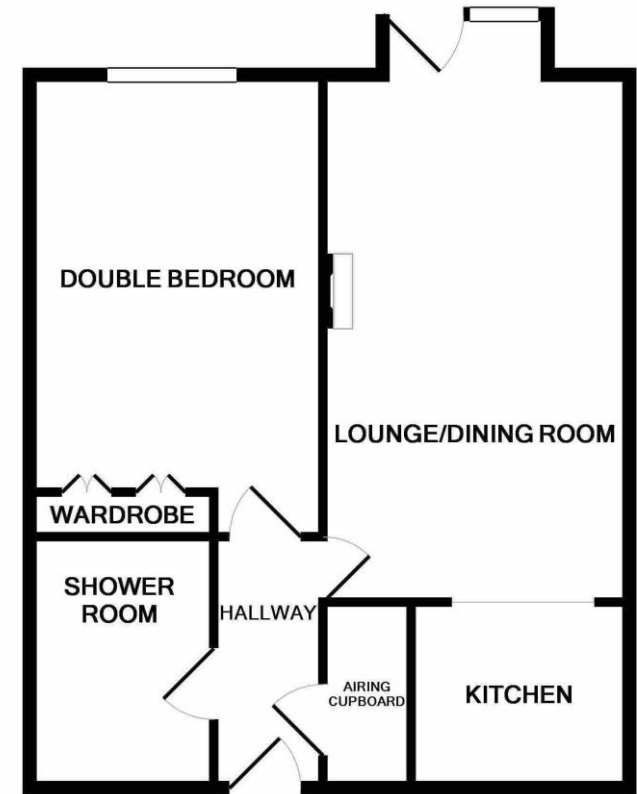
Attractively maintained gardens with views over the River
Communal Lounge with kitchen area
Communal Patio with garden furniture
Subsidised Guest Suite
Laundry with Miele washing machines and tumble dryers
External rotary clothes lines
Bin Store
On site Manager from 9-3pm weekdays
24-Hour Care Line
Building Insurance
External Maintenance, Grounds maintenance & window cleaning
Internal communal area cleaning
Lift

Tewkesbury Borough Council Tax Band A

Guide Price £195,000

Viewing strictly by arrangement with Engall Castle Ltd
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	H	H

England & Wales

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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