



tag
estate agents



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Flat 4 Marina Court, Tewkesbury, Gloucestershire GL20 5AY
£150,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Situation

The Meadows is a popular and much sought-after area to the north of Tewkesbury, conveniently located only a short walk from Tewkesbury High Street with the benefit a newsagent, hairdressers, barbers and convenience store. There is also a garage with small supermarket.

Tewkesbury itself is centrally located between Cheltenham, Evesham and Worcester close to the M5.

In addition to a wide variety of shops, the town centre has many stunning Tudor buildings historic Abbey and a wealth of leisure, health, educational and arts facilities, theatre, hospital, swimming pool, library and supermarkets, and Tewkesbury whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

PROPERTY SUMMARY

Sheltered Housing for the over 55's
 Ground Floor Apartment
 Lounge/Dining Room
 Kitchen with integrated Appliances
 Double Bedroom
 Large Wet Room
 Electric Heating
 Marina Views
 Communal Living Areas



Description

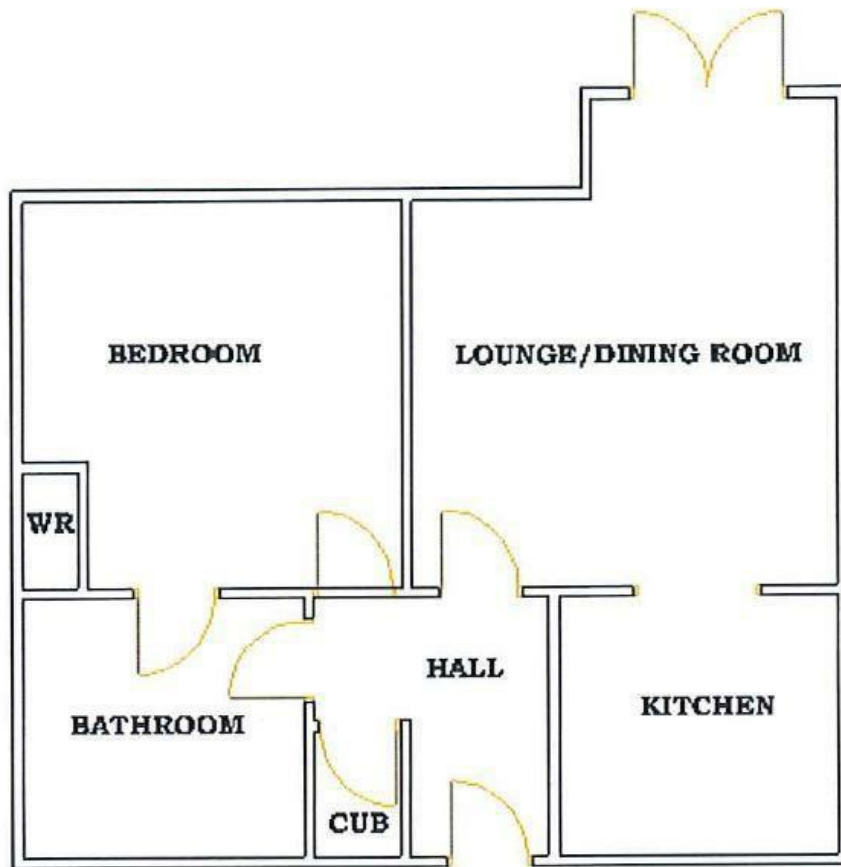
RARELY AVAILABLE, Ground floor apartment overlooking Tewkesbury Marina in the over 55 development of Marina Court. This spacious apartment briefly comprises. entrance hall with large storage cupboard. Lounge dining room with Juliet balcony overlooking Tewkesbury Marina, archway leading to fitted kitchen with integrated appliances.

Large double bedroom with built in wardrobe access onto a large wet room.

The apartment further benefits from electric heating and UPVC double glazing throughout.

Marina Court offers a huge range of facilities and activities including communal living room gardens, cinema room, IT room, hairdresser fitness room and restaurant as well as an on site manager and care facilities if needed.

NO ONWARD CHAIN



THIS IS FOR REFERENCE ONLY AND IS NOT TO SCALE

Lounge

15'9 max x 13'10 max (4.80m max x 4.22m max)

Kitchen

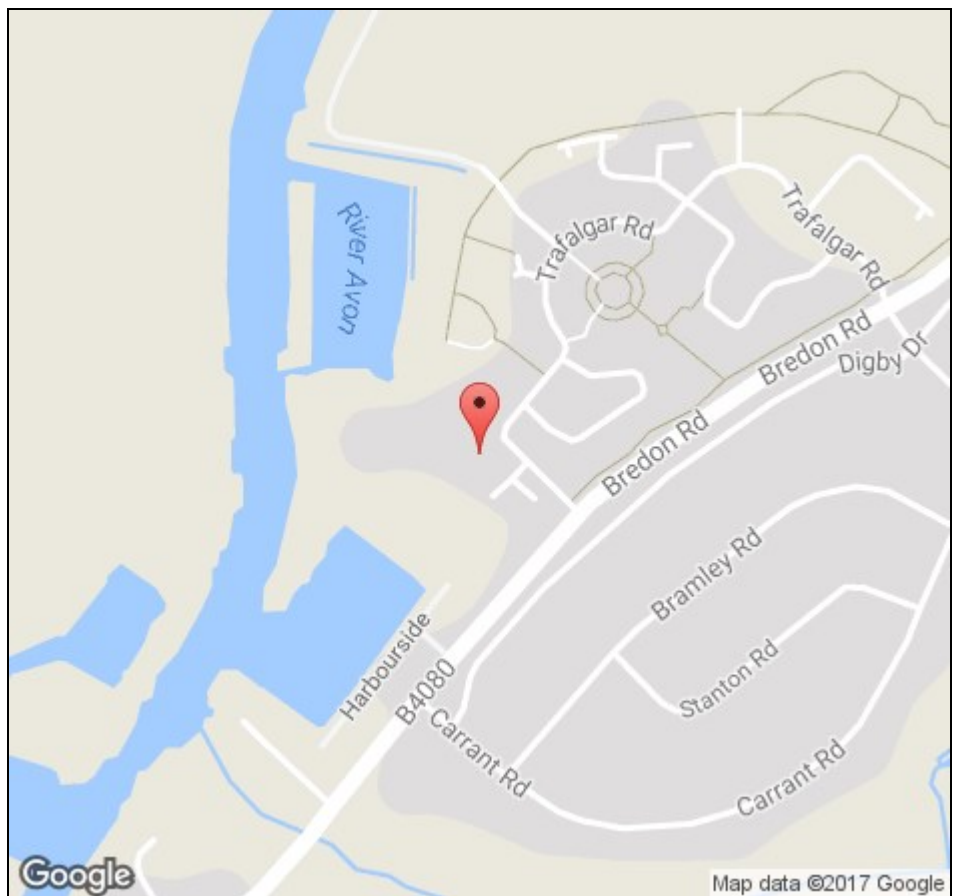
9'1 x 8'5 (2.77m x 2.57m)

Bedroom

12'5 12'6 (3.78m 3.81m)

Wet Room

8'6 x 8'4 (2.59m x 2.54m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@ancientgrudge.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory, C Wilkinson & V Davis trading as tag estate agents