



PETER BALL & CO.
ESTATE AGENTS

30 TWIXTBEAR, TEWKESBURY GL20 5BT

£175,000

- Riverside Retirement Flat
- Town Centre Location
- Original 999 Year Lease
- Two Double Bedrooms
- Modern Kitchen/Bathroom
- Living Room & Balcony
- Oversized Garage
- No Onward Chain

PROPERTY DESCRIPTION

Twixtbears is well known for its convenience and close proximity to the centre of Tewkesbury. This second floor retirement flat, in a block of six, is for residents aged 55 or over. The flat offers even more with its impressive waterside setting and stunning views together with the surprise benefit of an extra large garage which has both light and power to it. In addition to this there is visitors parking and communal gardens that run alongside the river. The accommodation is exceptionally good throughout with a very large main living room some 26 feet in length and boasting a balcony. There are two double bedrooms and both the kitchen and bathroom have been modernised and updated to an excellent standard with a separate WC to the bathroom which has also been replaced. Additional

parking is available within Twixtbears to residents through the residents parking scheme for which there is a small annual charge. Pets are not allowed. There is a 999 year lease running from 1971 and a Residents Management Company.

SITUATION

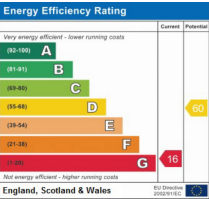
The historic town of Tewkesbury is a wonderful market town which boasts a living museum of architecture and social history spanning over 500 years. The 12th-century Abbey dominates the town and there is a good selection of speciality shops, antique shops, tea and coffee shops, inns, pubs and restaurants. An open air Market is held twice weekly and a farmers market is held on the second Saturday of each month. The main shopping areas are on High Street, Church Street and Barton Street. Tewkesbury has easy access to the M50 and M5.

DIRECTIONS

Leave our Tewkesbury office via the High Street and continue straight over the roundabout then take the first left into Twixtbears. Take the first left and follow the road round to the right where the flats will be found at the bottom on the left hand side

ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band B.
Agents Note : There is the possibility that a stair lift could be fitted to the communal staircase.



Viewing by appointment with your local office of

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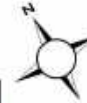
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Second Floor

Approx. 76.9 sq. metres (827.4 sq. feet)



Total area: approx. 76.9 sq. metres (827.4 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.