

Perry Bishop

PROPERTY MADE PERSONAL

Lewsey Court, Mercer Way, Tetbury, Gloucestershire, GL8 8GW



Ground floor retirement apartment • Double bedroom with walk-in wardrobe • Open plan sitting/dining room with door onto patio • Fitted kitchen with built-in appliances • Wet room • Pretty communal gardens • Private covered parking • Communal lounge • EPC B



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Mercer Way, Tetbury, Gloucestershire, GL8 8GW

Key Features



1
Bedroom



1
Bathroom



1
Reception

About the property

An extremely smart ground floor apartment, within the purpose-built retirement complex built by McCarthy and Stone dating back to 2015, with lovely access to the pretty gardens.

The accommodation consists of a communal entrance hall with entry phone system. The apartment itself has a good-sized entrance hall with airing and storage cupboards. The sitting room has double doors onto the patio and communal gardens, a fitted kitchen with a smart range of cream Shaker style units comprising of base cupboards and drawers, an integrated stainless-steel oven with ceramic hob and cooker hood above plus an integrated fridge/freezer, dishwasher and an inset single drainer stainless steel sink unit.

The bedroom has a large walk-in wardrobe and a separate smart wet room with a walk-in shower enclosure with a thermostatic shower. There are contrasting fully tiled walls and a chrome heated towel rail.

The apartment has the benefit of underfloor heating and triple glazing on the windows. There is an emergency call system linked to the building manager and a 24hr out of hours service with additional call points throughout the building.

Access is controlled by a security system with audio and tv monitoring from the main door to the apartments.

The property benefits further from a communal laundry with washing machine and driers, one private covered parking space and beautiful well-tended communal gardens. Lewsey Court has a residents' lounge and enjoys a vibrant community with many social events.

Amenities

Tetbury, often referred to as the gateway to the Cotswolds, and once voted by Country Life magazine as the third most desirable town in the country, is a thriving historic Cotswold market town situated less than half an hour from both the M4 and M5 motorways and within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. There is good access to Kemble Railway Station with regular Intercity services to London and other regional commercial centres.

Tetbury is well known for its royal houses, The Duchy of Cornwall owns Highgrove House, a home and garden beautifully transformed by His Majesty King Charles III and Gatcombe Park the home of The Princess Royal both of which are close by. Tetbury boasts an exciting range of shops including specialist boutiques, city standard delicatessens, the Highgrove Shop, two supermarkets and many fine antique shops. The town has an excellent variety of hotels, restaurants,





cafes and brasseries offering a mouth-watering range of cuisine.

A visit to the Tourist Information Office will provide you with a map of the area showing some of our local attractions including the world famous Westonbirt Arboretum, or the nearby Cotswold Water Park or perhaps the Abbey and Abbey House Gardens in Malmesbury.

Directions

From our office in the centre of town proceed down Long Street and bear right into London Road. Continue past Tesco and Lewsey Court will be seen on the right. Turn right immediately after going past the property and outside the main entrance, there are laybys on the right for visitor's parking.

Services & Tenure

The tenure is Leasehold, 125 years from January 2015.

Service Charge £2,290 pa

Local Authority

Cotswold District Council

Council Tax Band: C

Our reference

TET/JR/RN/15122022

We'd love to hear from you

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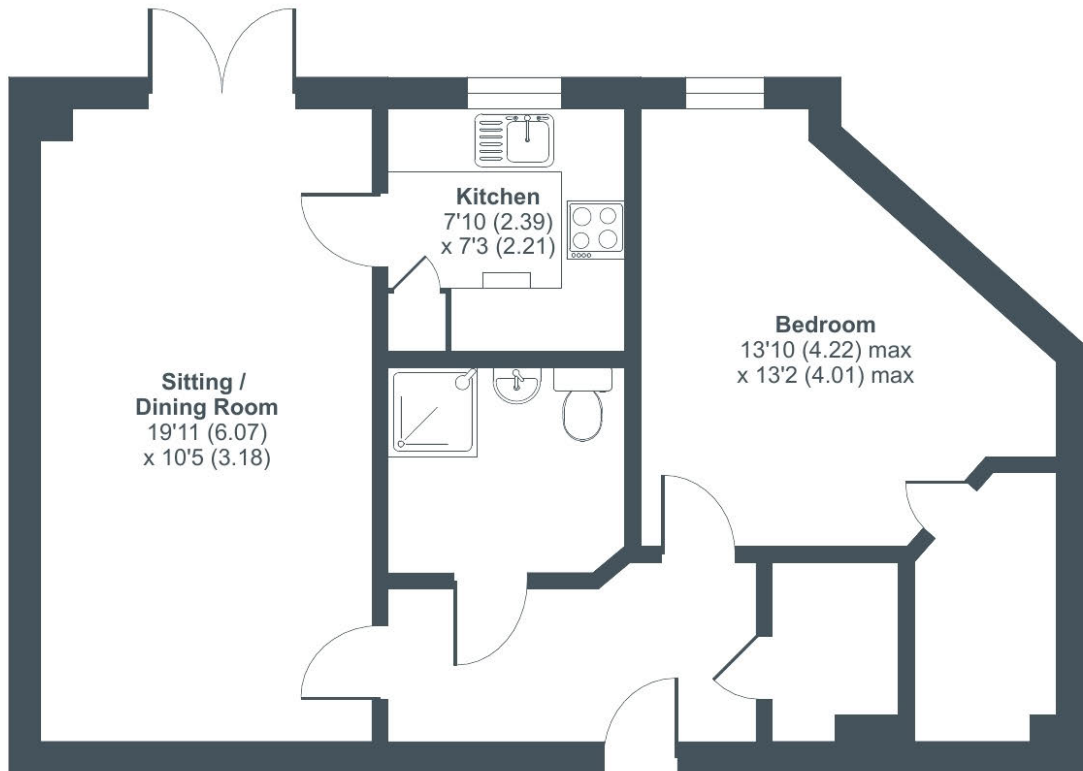
E: tetbury@perrybishop.co.uk



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Approximate Area = 608 sq ft / 56.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2022. Produced for Perry Bishop & Chambers. REF: 927114



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