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







● First floor apartment ● Development suitable for anyone over the age of 60 ● Sitting room overlooking the pretty communal gardens ● Fitted kitchen with integrated appliances ● "Double" bedroom with walk-in wardrobe ● Separate wet room ● Well tended communal gardens ● EPC C

## Guide Price £249,000

perrybishop.co.uk

# Lewsey Court, Mercer Way
Tetbury

**Key Features**

1 Bedrooms | 1 Bathrooms | 1 Receptions

**About the property**
Lewsey Court is a very attractive period style natural stone development suitable for anyone over the age of 60 (partners over 55) who are keen to maintain an independent lifestyle.

Light and airy first floor apartment comprising: spacious entrance hall with useful storage cupboard, open plan lounge/dining room with aspect overlooking the communal gardens, fitted kitchen with integrated stainless steel oven with ceramic hob and cooker hood plus integrated fridge/freezer.

Master bedroom with walk-in wardrobe and separate wet room with shower and a heated towel rail.

The apartment has an emergency call system linked to the building manager and a 24 hour out of hours service and additional call points throughout the building.

Access to the building is controlled by a security system with audio from the main entrance to all apartments.

The electric underfloor central heating system produces a comfortable temperature, and this is augmented by a fresh air circulation system and thermostat controls to all rooms.

The property benefits further from triple glazed windows, and a lift to all floors.

There is one dedicated parking space in the private courtyard and beautiful communal gardens.

**Additional Information**
Additional information that may affect your decision to purchase this property is available on our website within the property listing or from the office on request.

We ask our clients about known legal aspects such as rights of way, restrictions and accessibility information. If there is anything further you would like to know, please contact the office.

**Directions** - What 3 Words





premiums.supported.toothpick

**Services & Tenure**
Tenure - Leasehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Electric

**Local Authority**
Cotswold District Council
Council tax Band - C

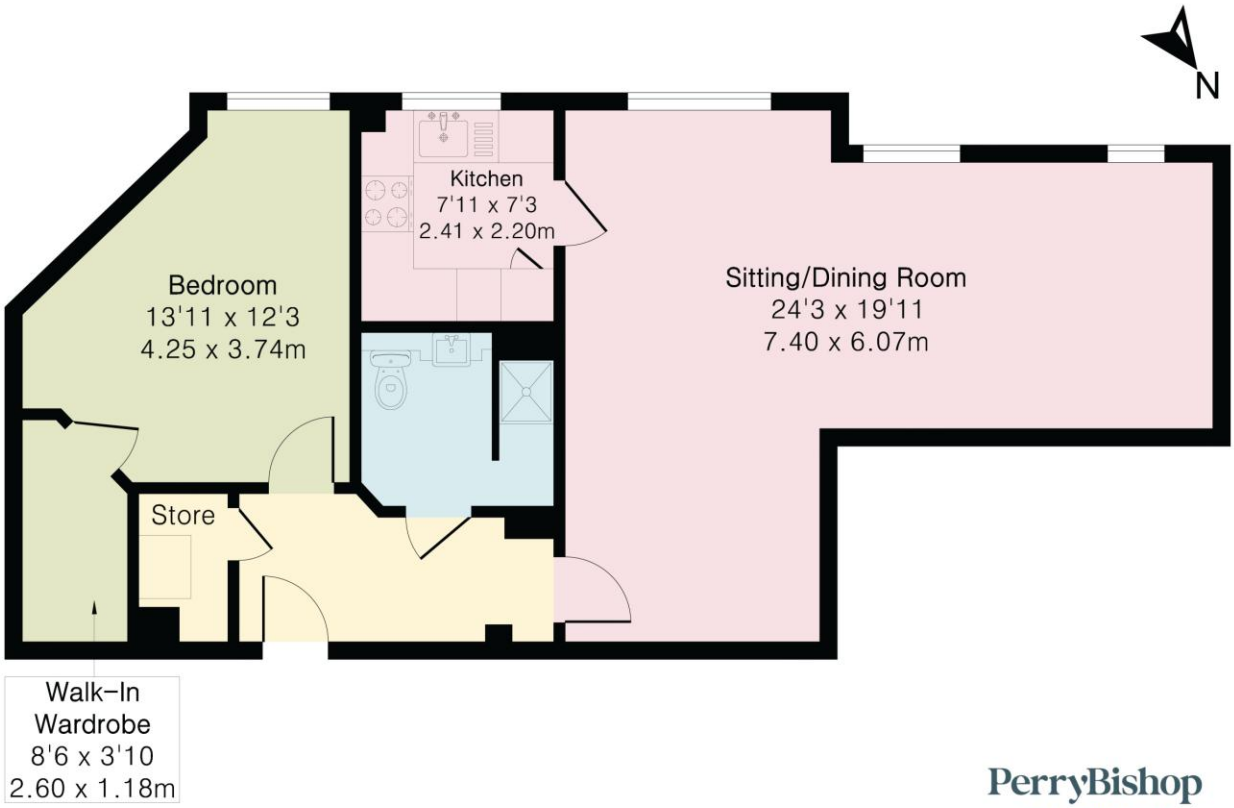


## what the owner said

* Close to countryside* Walkable distance to the town centre, doctors and dentists * Tesco is nearby * Nice view of the communal gardens* Bright and sunny flat * Quiet * Friendly residents* Handy guest suite for visitors * Organised activities * Communal laundry * Communal mobility scooter storage * Communal bin area* Warden on site, 24 hour everday help



# Approximate Gross Internal Area 713 sq ft - 66 sq m




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PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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