



JAMES PYLE^{Co.}

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

Two bedroom apartment
Bespoke McCarthy & Stone retirement
village
Living/dining room
Well-equipped kitchen
Two shower rooms (one en-suite)
Excellent storage



01666 840 886
jamespyle.co.uk



4 The Old School, High Street, Sherston, SN16 0LH
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Approximately 773 sq ft

Offers in excess of £279,000

‘A modern two bedroom apartment situated in a superb retirement village in the Cotswold market town of Tetbury ’

The Property

This excellent proportioned two-bedroom apartment is situated Lewsey Court, a bespoke, modern and up to date retirement village built and run by retirement specialists McCarthy and Stone. Constructed in 2015, the secure development wraps around a large and sunny landscaped residents garden where residents can sit peacefully and enjoy the gardens.

The apartment is located on the first floor easily accessed by a choice of residents' lifts and staircases. The accommodation is well-presented and extends to around 773 sq.ft to include a living/dining room with feature fireplace, a modern well-equipped kitchen and two double bedrooms. The master bedroom has a large and stylish en-suite shower room whilst a second shower room is ideal for guests.

The apartment has an emergency call system linked to the Residents Manager and a 24 hour out of hours service with

additional call points throughout the building. Access to the building is controlled by a security system with audio and TV monitoring from the main door to the apartment.

An electric under floor central heating system produces a comfortable ambient temperature and this is supplemented by a fresh air circulation system. This particular apartment has a dedicated parking space in a private courtyard.

Situation

Lewsey Court is a modern gated retirement village located in Tetbury, a short level walk from the town centre, Tesco supermarket and within easy reach of the surrounding Cotswold Countryside and many local walks and footpaths.

Tetbury is a thriving and historic market town situated within an Area of Outstanding Natural Beauty. The town



offers a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes. Further everyday needs include a large supermarket, hospital, surgeries, and post office.

Conveniently located less than half an hour from both the M4 and M5 motorway, Tetbury is within easy reach of Cirencester, Cheltenham, Bath, Bristol and Swindon. Close by is Westonbirt Arboretum, school, and Prince Charles Highgrove Estate. There is good access to nearby Kemble Railway Station which provides regular services to London and other regional centres.

Supplementary Information

Lewsey Court is suitable for anyone over 60, (and partners over 55) maintaining an independent lifestyle. Communal facilities include a large comfortable lounge with French doors opening to the residents'

garden, a communal laundry, recycling room and mobility scooter store. Lewsey Court has a useful guest suite for visitors which can be booked in advance for a small charge.

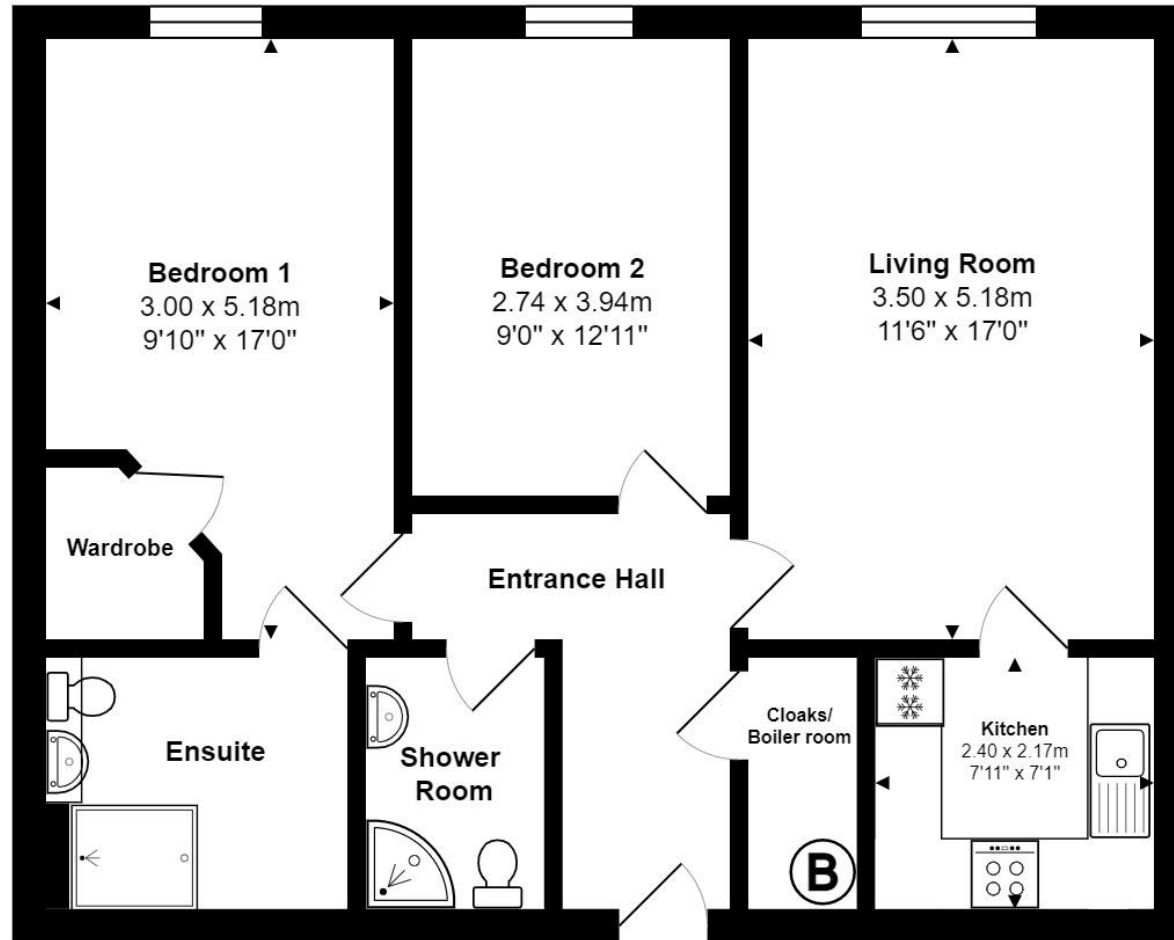
The property is Leasehold with an original term of 125 years (commenced 2015) whilst annual charges to September 2021 are £280.20 pcm to cover the warden and communal facilities and an annual ground rent of approximately £500 pa.

Directions

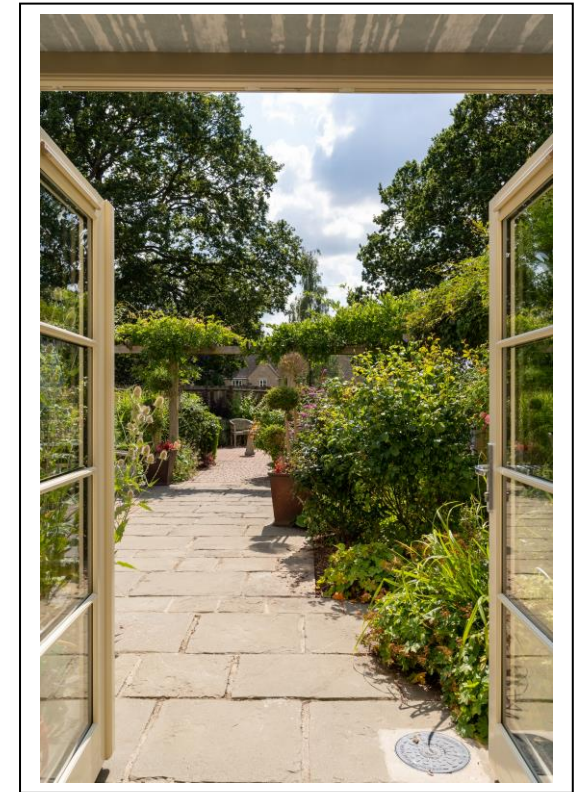
From the centre of Tetbury, proceed down Long Street (A433) signed for Cirencester and bear right into London Road, staying on the A433. Pass Tesco's and the filling station and proceed over the mini roundabout and take the next right into Mercer Way and locate the main entrance to Lewsey Court on the right-hand side.

Council Tax Band C £1,746





Total Area: 71.8 m² ... 773 ft²
All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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SHERSTON 01666 840 886
4 The Old School, High Street, Sherston SN16 0LH

PAINSWICK 01452 812 054
Hoyland House, Gyde Road, Painswick GL6 6RD