



McCarthy & Stone  
RESALES



23 Lewsey Court Mercer Way, Tetbury, GL8 8GW  
Asking price £180,000 LEASEHOLD

For further details  
please call 0345 556 4104



## 23 Lewsey Court Mercer Way, Tetbury, GL8 8GW

A luxury one bedroom first floor retirement apartment. this property benefits from UNDERFLOOR HEATING THROUGH OUT. Situated in a ideal location close to shops and restaurants.

### Lewsey Court

Incorporating Natural Cotswold Stone in it's design, Lewsey Court has been created to blend in with the local architectures of Tetbury. Lewsey Court is a traditional development of 38 one and two bedroom retirement living apartments for the over 60's where you can enjoy those little luxuries like underfloor heating and a walk in wardrobe. The service charge covers the development maintenance; including the communal gardens and external window cleaning. The development also features a fully equipped laundry room, a mobility scooter store (with charging points), a guest suite and private allocated parking on site. The homeowner's lounge is a great venue for social events, which you can partake in as much, or as little, as you wish. For your reassurance, Lewsey Court provides added security via a 24-Hour emergency call system and a camera door entry system linked to your TV. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

### The Apartment

A superb one bedroom retirement apartment in the stunning and popular Lewsey Court with its professionally landscaped gardens.

### Entrance Hallway

A solid oak door with spy hole and letter box. Ceiling light fitting. Security door entry speech module and emergency intercom. Good size storage cupboard

housing the boiler which supplies underfloor heating as well as hot water. All other doors lead to the living room, bedroom and shower room.

### Living room

Good size living room with triple window. Feature fireplace with inset electric fire , Twin ceiling lights, Camera entry system (for use with a standard TV). Sky Television point. Telephone point and power points. Integrated sliding door off leads to the kitchen.

### Kitchen

Rectangular shaped fully fitted kitchen with under pelmet lighting featuring integrated appliances including fridge-freezer, dish-washer, waist high oven, ceramic hob with extractor hood above. Stainless steel sink with lever taps and window over.

### Bedroom

Double bedroom benefiting from a walk in wardrobe providing lots of storage facility, Double window with pleasant outlook, Illuminated light switch. Television and telephone points.

### Shower room

A fully tiled purpose built wet room comprising; walk in shower with glass screen, WC with concealed cistern and a wash hand basin with mirror over, Heated towel rail. Emergency pull-cord. Tiled floor

### Allocated Parking

The apartment comes with its own allocated parking space which is situated beneath the undercroft.

### Lease Length

125 years from 1st Jan 2015.

### Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service Charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24 hour emergency call system, the heating and maintenance of all communal areas and all external window cleaning, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

### Ground Rent

Annual fee - £425











**First Floor**

Total floor area 50.0 sq. m. (538 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

#### The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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