



7 TWYNING MANOR
Twyning | Tewkesbury | GL20 6DB

HUGHES **HS** SEALEY

Welcome to... 7 TWYNING MANOR

Welcome to Number 7, Twynning Manor, a wonderful three double bedroom apartment, located in this highly sought after village, offered for sale with no onward chain. Sit within private grounds, the property enjoys a wealth of accommodation and further benefits from an en bloc single garage.

Located on the first floor, the property enjoys a welcoming and central entrance hall that provides access to all the internal rooms, which include a spacious living/dining room, a modern kitchen/breakfast room and family bathroom.

The living room is a super room, featuring a double height ceiling and from the front elevation window, extended, open views whilst a feature fireplace provides the room with a central focal point.

The kitchen/breakfast room enjoys a wealth of fitted units which sit alongside a host of integrated appliances. Furthermore, there is room for a four-six seater table

and chairs and just off the kitchen is a separate utility. All the bedrooms are double rooms with the principal bedroom featuring fitted wardrobes and a three-piece, en suite shower room. Completing the accommodation, is a modern, three-piece family bathroom. Externally, the property enjoys use of the private grounds, parking and a single en, bloc garage.

LEASE INFORMATION

- Start date of Lease: 31st August 2007
- Length of lease: 999 years
- Years remaining on lease: 979
- Maintenance Charge: £185.00 per month covering building insurance, external building maintenance; communal grounds maintenance and driveway

Agents' note: As this is a leasehold property you are likely to be responsible for management charges and ground rent.

You may also incur fees for items such as leasehold packs and in addition you will also need to check the remaining length of the lease. You must therefore consult with your legal representatives on these matters at the earliest opportunity before making a decision to purchase.

LOCATION

The village of Twynning is found three miles north of the Medieval town of Tewkesbury and offers a village shop and post office, a primary school and two public houses, The Village Inn and The Fleet Inn, with the latter sitting on the banks of the River Avon. For the commuter, the village is located within close proximity to the M50 and M5 motorway plus the A38 making Worcester, Cheltenham and South Wales easily accessible.

Bullet Points

- A wonderful three double bedroom apartment,

located in this highly sought after village

- Sit within private grounds, this apartment is offered for sale with no onward chain
- Internally the property enjoys a wealth of accommodation and elevated views
- Spacious living/dining room with double height ceiling.
- Modern kitchen/breakfast room enjoying a wealth of fitted cupboards
- Principal bedroom with fitted wardrobes and en suite shower room
- Two further double bedrooms plus three-piece, family bathroom
- Internal viewings recommended

DIRECTIONS

Please enter the following postcode into your sat nav system: GL20 6DB. Upon arrival, the property can be identified by our For Sale sign.





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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