

**Auction**

### 3 bed apartment to buy in GL20

Mill Street, Tewkesbury, Gloucestershire,  
GL20 5SB

# £180,000

 Starting Bid

 x 3  x 2  x 1

Tenure

**Leasehold**

Residents parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Grade II Listed
- ✓ Penthouse Apartment
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Set along the banks of the River Avon on one of historic Tewkesbury's most attractive streets, this spacious and characterful Grade II listed, top-floor apartment enjoys an abundance of natural light and far-reaching views across the river, the Ham and towards the Abbey.

The well-proportioned accommodation briefly comprises an entrance hall, a generous living room, a kitchen, three double bedrooms (including a master with en-suite) and a family bathroom.

Additional benefits include electric heating (with partial underfloor heating). Externally, residents can enjoy a large communal patio overlooking the weir. Parking is available beneath the building on a first-come, first-served basis and the property also includes a useful storage room.

Council Tax Band: C (Tewkesbury Borough Council)

Tenure: Leasehold (977 years)

Service Charge: £260 per year

Lease Term: 999 years from 1 January 2005 (approximately 977 years remaining)

Service Charge (including buildings insurance): £260 per month

Management Company: Abbey Mill (Tewkesbury) Management Company Limited

Restrictions:

No pets allowed

Short-term lettings (including Airbnb) are not permitted

Restrictions: Listed building

Lower floor/parking area floods.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

#### Transparent online auction

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

#### Legal Pack

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: C

Tenure: Leasehold

Annual Service Charge Amount: £3,120.00

Price: Starting Bid £180,000

Property Type: Apartment

Parking: Residents

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: Yes

Flooded in last 5 years: Yes

Source of flood: River

Flood defences: Yes

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: Yes

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Electric, Underfloor Heating

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## Communal Entrance

Via communal entrance hall, with stairs leading to the property

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## Entrance hall

Having access to the part boarded loft, electric consumer unit, electric panel radiator, exposed beams.

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## Open Plan Living/Dining Room

Having a vaulted ceiling with four roof windows and additional window to the rear aspect, providing far reaching views. Exposed beams and brickwork, two electric panel heaters. There is further space for a study area.

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## Kitchen

Fitted with a range of white fronted units with wooden work surfaces over and matching upstands. Sink and drainer with mixer tap over, integrated, washing machine, slim dishwasher and space for fridge/freezer. Double electric oven and hob with extractor over. Windows to three side, underfloor heating, exposed beams

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## Bedroom 1

Having windows to three sides, electric panel heater, exposed beams and brick work. Walk in cupboard housing the hot water tank and space for a tumble drier.

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## En-suite

Suite comprising; panelled bath with shower over, WC and pedestal wash hand basin. Part tiled walls, heated towel rail, roof window, extractor fan. Underfloor heating.

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## Bedroom 2

Window to side aspect, electric panel heater, exposed beams and brick work.

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## Bedroom 3

Window to side aspect, electric panel heater, exposed beams and brick work.

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## Bathroom

Suite comprising; panelled bath with shower over, WC and pedestal wash hand basin. Part tiled walls, heated towel rail, two roof windows, extractor fan. Underfloor heating.

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## Outside

There is a generous communal patio at the rear alongside the river's weir. Under the building, there is some parking for the residents on a first-come-first-served basis, along with communal and an individual storage room.



**Approximate total area<sup>(1)</sup>**  
105.6 m<sup>2</sup>  
1136 ft<sup>2</sup>

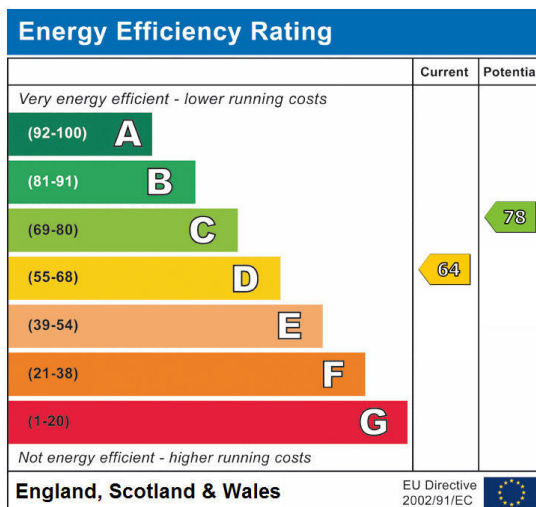
**Reduced headroom**  
11.5 m<sup>2</sup>  
124 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
— Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Mill Street, Tewkesbury, Gloucestershire, GL20 5SB

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