



◆ FLAT 7 ◆ 5 AVON STREET ◆ EVESHAM ◆ WR11 4JA ◆
◆ GUIDE PRICE £102,500 ◆



- **TOWN CENTRE APARTMENT**
- **OPEN PLAN LOUNGE DINING ROOM**
- **FULLY FITTED MODERN KITCHEN**
- **BATHROOM WITH BATH AND SEPARATE SHOWER**
- **DOUBLE BEDROOM WITH FITTED WARDROBES**
- **ELECTRIC HEATERS**
- **DOUBLE GLAZING**
- **COMMUNAL COURTYARD**
- **EASY ACCESS TO AMENITIES**
- **CLOSE TO TRAIN STATION**



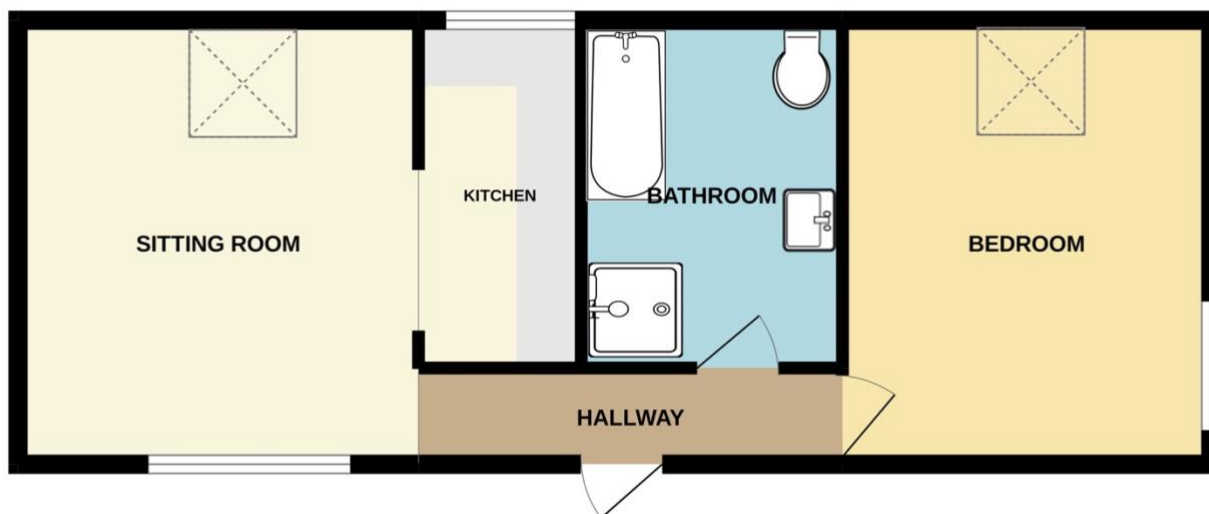
ABOUT THE PROPERTY...

A spacious, light and airy one-bedroom apartment situated in the town centre with ease of access to shops and the train station. The apartment has a private entrance hall, a large open plan lounge dining room as well as a kitchen which has a variety of modern wall and base units as well as integrated oven, hob and extractor. There is a large double bedroom with fitted wardrobes and a bathroom with panelled bath, separate shower, WC and basin. It has electric heaters, double glazing and externally there is a communal courtyard.

ABOUT EVESHAM...

The old riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham, which has attractive countryside from the tranquil banks of the River Avon to the undulating hills and peaceful wooded slopes of the Cotswolds. Evesham is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon. As well as a railway station that has services to Oxford, London Paddington, Worcester and Hereford, the area has excellent communications with the M5, M40 and M42 networks. Evesham provides good shopping, excellent schools for all ages, sports and recreational facilities such as a restored art deco cinema. It is home to many good restaurants and public houses.

GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested.

All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

◆ CHATTERTON ESTATE AGENTS ◆
◆ 34 WESTON ROAD ◆ BRETFTON ◆
◆ WR11 7HW ◆

◆ 01386 833969 ◆ www.chattertonestates.co.uk ◆