



# Leggett & James

The Vale of Evesham Property Experts



## 43 Homsmith House

St Mary's Road, Evesham, WR11 4EH

Asking Price £89,950



This first floor apartment is set within a well maintained retirement development which enjoys a variety of facilities including a laundry, activity room, house manager and in room emergency alarms.

Outside enjoys delightful well maintained gardens and residents parking which is available on application.

There is a minimum entry age for the development of 65.



### Communal Entrance Hall

The development has a secure entrance door with an intercom to the apartment. From here there is a lift and a staircase to the first floor. From the corridor an entrance door opens to:

### Reception Hall

With an electric storage heater, an alcove with display shelving and a useful walk in utility space with a telephone point and power supply. The Airing Cupboard houses an electric hot water heater and shelving.

Doors lead off to:

### Living Room

with a double glazed window overlooking the gardens, a TV aerial point, wall light points and a decorative fire surround with an electric fire. Arch to:

### Kitchen

with a double glazed window and refitted with a modern range of cupboards, drawers and work surfaces, a single drainer sink and a Neff four ring electric cooker hob having an extractor hood above. There is also an integral fridge, a raised level oven and microwave.

### Bedroom One

having a double glazed window overlooking the communal gardens, an electric storage heater and a built in double wardrobe.

### Bedroom Two

having a double glazed window over looking the communal gardens, an electric storage heater and a built in wardrobe.

### Shower Room

this room has been fully refurbished with a modern white suite comprising a low level WC, a pedestal wash basin and a walk in shower enclosure which enjoys a glass splash screen, acrylic panels and a hot water shower. There is also a chrome heated towel rail and a wall mounted electric fan heater.

### Outside

The property enjoys delightful well maintained established gardens, that create a pleasant secluded space to enjoy. There is covered parking for 'Shopmobilty' scooters and residents parking (available on application).

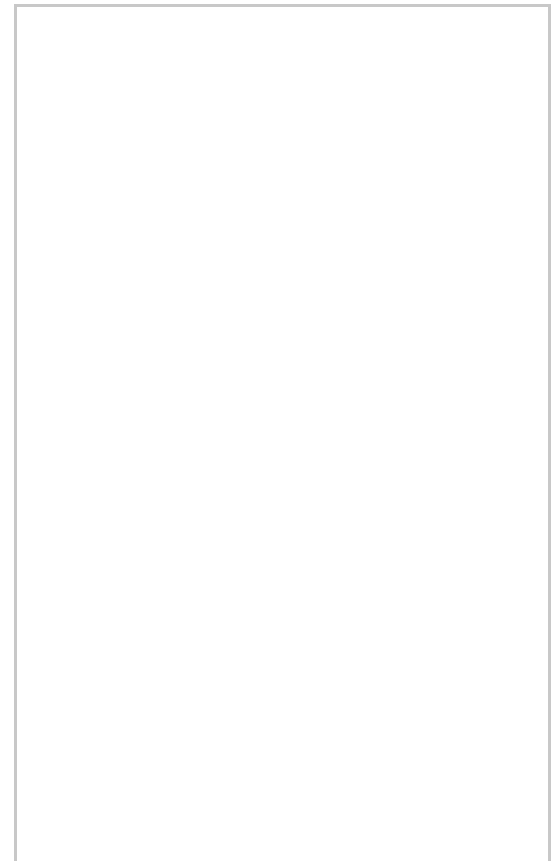
### Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

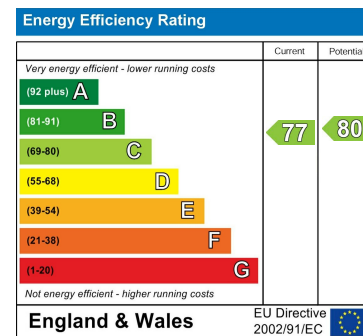
### Area Map



### Floor Plans



### Energy Efficiency Graph



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