



Leggett & James

The Vale of Evesham Property Experts



13 Fairwater Gardens Coopers Lane

, Evesham, WR11 1BB

Asking Price £155,000



Opened in 2007, Fairwater Gardens is a well established Retirement development set close to the delightful riverside parks and amenities of Evesham.

Set on the first floor and serviced by a lift the property comprises of an entrance hall, lounge diner with views over the gardens, kitchen, bathroom with walk in bath and two bedrooms.

The property enjoys delightful established gardens for all to enjoy, secure parking and shop mobility parking and charge points. Within the building there is the benefit of a development manager (not full time), communal meeting room and kitchen, laundry and guest suite, ideal for visiting friends and family.



Accessed via the lift or staircase the communal hallway leads to the front door of the apartment which opens to:

Entrance Hall

Having an electric heater, coats cupboard, linen cupboard and doors to:

Lounge Diner 20'3 x 12'4 (6.17m x 3.76m)

Having a double glazed window overlooking the gardens, electric heater, wall mounted electric fire, television point and telephone point.

Kitchen 8'6 x 6'1 (2.59m x 1.85m)

Having a selection of wall and base units with worksurfaces and tiled returns. There is a stainless steel sink and drainer, electric oven with electric hob and extractor hood over, integrated fridge freezer, space and plumbing for a dishwasher (or washing machine if you choose not to use the laundry) and an electric plinth heater.

Bedroom One 10'6 x 9'5 min (10'6 max) (3.20m x 2.87m min (3.20m max))

Having a double glazed window overlooking the gardens, electric heater, built in double wardrobe, television point and telephone point.

Bedroom Two 10'5 x 8'1 (3.18m x 2.46m)

Having a double glazed window overlooking the gardens, electric heater, built in double wardrobe and television point.

Bathroom 9'10 x 6'9 (3.00m x 2.06m)

Having a heated towel rail, wall mounted electric heater, spotlights, extractor fan and airing cupboard. The white suite comprises of a dual flush low level WC, pedestal wash hand basin and a walk in bath unit with seating and a shower over.

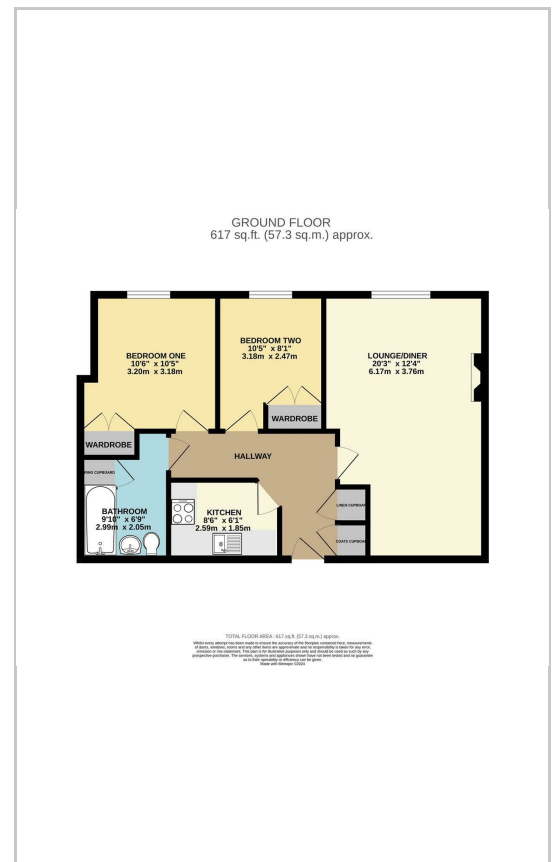
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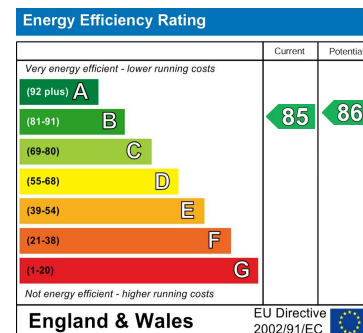
Area Map



Floor Plans



Energy Efficiency Graph



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