



# Leggett & James

The Vale of Evesham Property Experts



## 13 Fairwater Gardens Coopers Lane

, Evesham, WR11 1BB

Asking Price £155,000



Welcome to this charming retirement flat located on Coopers Lane in the picturesque town of Evesham. This delightful property boasts a cosy reception room, two comfortable bedrooms, and a well-maintained bathroom, providing the perfect space for a peaceful retirement lifestyle.

Built in 2006, this modern flat offers all the conveniences one could desire. Situated in a retirement development, this property features attractive communal gardens, ideal for leisurely strolls or enjoying a cup of tea in the fresh air. The convenience of a lift ensures easy access to the flat, making everyday living effortless and stress-free.

One of the highlights of this lovely flat is the stunning views over the gardens, providing a tranquil and scenic backdrop to your daily life. With no onward chain, the process of making this property your own is smooth and hassle-free.

Don't miss out on the opportunity to own this wonderful retirement flat in Evesham. Embrace a relaxed lifestyle in a beautiful setting - this property is sure to be the perfect place to call home.





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.

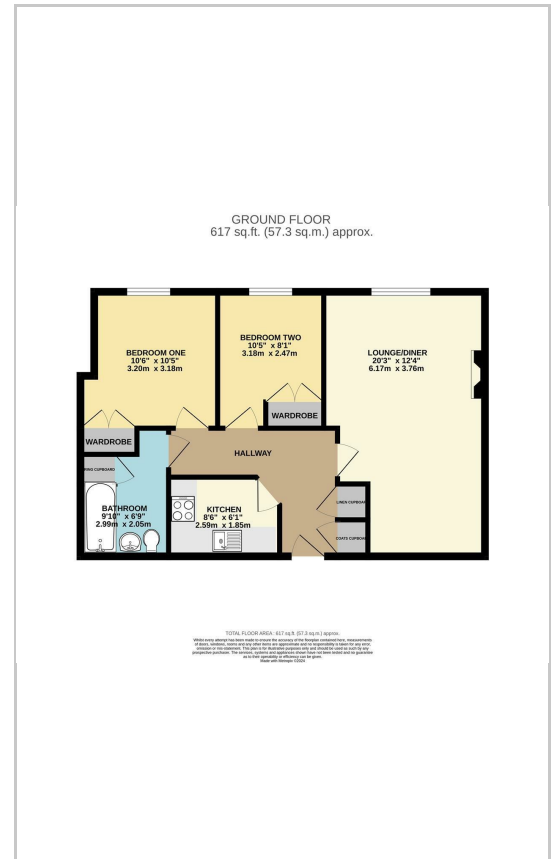
### Referrals

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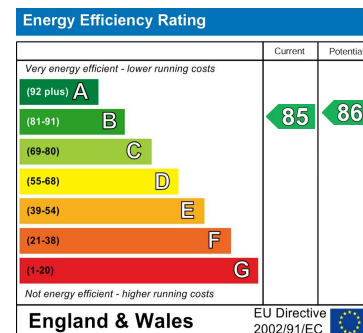
### Area Map



### Floor Plans



### Energy Efficiency Graph



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