



Leggett & James

The Vale of Evesham Property Experts



Briar Close

Evesham, Worcestershire, WR11 4LN

£170,000



This stylish converted apartment, available with no onward chain, is a distinctive proposition offering something a little different from the usual modern flat. There are two double bedrooms with a feature open plan kitchen living room and the addition of a second floor mezzanine which creates a flexible space, ideal as a study, home office or perhaps gaming area.

Outside of the secure building the property enjoys an allocated parking space which could accommodate two vehicles.



A secure door with entry call system opens from the street, with stairs rising to the first floor where entry to the apartment can be found. This door opens to:

Reception Hall

with a feature wood style floor covering, panel radiator, inset spotlighting and doors leading off.

Open Plan Living Room & Kitchen 30'1 x 11'8 max 9'2 min (9.17m x 3.56m max 2.79m min)

enjoying several triple glazed windows on two aspects, two panel radiators, a TV point and a spiral staircase that rises to the mezzanine Study area. The floor is laid with a feature wood style covering which continues into the Kitchen: which is equipped with a modern range of cupboards, drawers and work surfaces, a single drainer sink unit, a four ring gas cooker hob with extractor hood above and oven below. There is also an integrated fridge freezer and washing machine.

Second floor Study 23'8 x 13'6 max (7.21m x 4.11m max)

this superb addition to the accommodation is reached by a feature spiral staircase and offering a wood style floor covering, two panel radiators, TV and telephone points, skylight windows and a decorative circular window.

Bedroom One 10'11 x 14'4 max - 10'1 min (3.33m x 4.37m max - 3.07m min)

with a triple glazed window, panel radiator, TV point and a built in double wardrobe.

Bedroom Two 11'4 x 10'1 max (3.45m x 3.07m max)

having a triple glazed window, panel radiator and TV aerial point.

Bathroom

fitted with a modern white suite comprising a low level WC, a vanity wash basin with cupboards below and a panel bath with a tiled surround, glass splash screen and a multi head rainfall shower. There is also inset spotlighting and a wall mounted heated towel rail.

Outside

The property enjoys a marked parking space found to the side of the building and visible from the apartment.

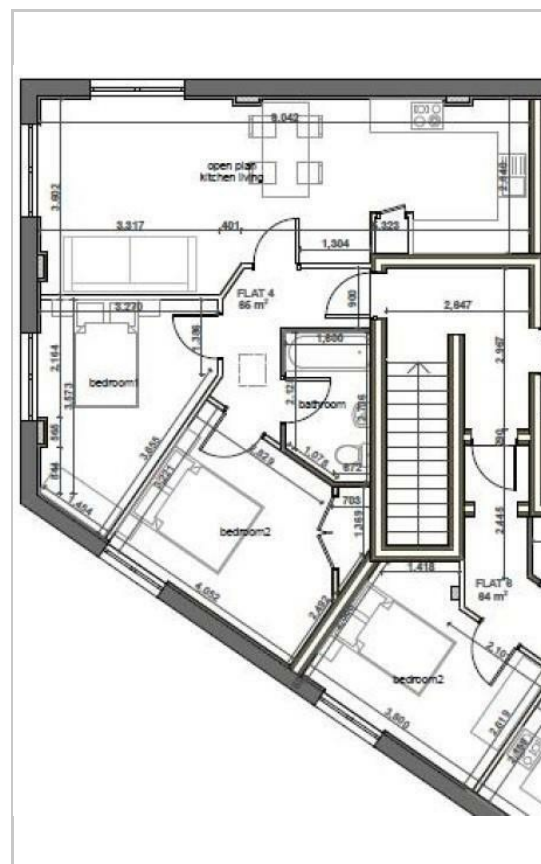
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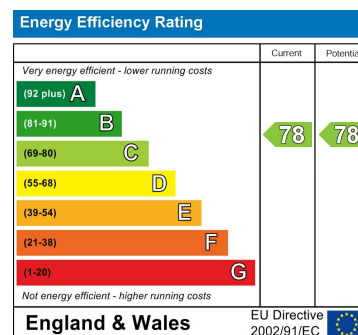
Area Map



Floor Plans



Energy Efficiency Graph



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