



# Leggett & James

The Vale of Evesham Property Experts



## Flat 2, 49 Bridge Street

, Evesham, WR11 4SG

Asking Price £120,000



\*\*\*CHAIN FREE MODERN ONE BEDROOM APARTMENT LOCATED WITHIN THE HEART OF EVESHAM TOWN AND WITHIN EASY REACH OF ALL LOCAL AMENITIES, TRAIN STATION AND RIVERSIDE PARK\*\*\*

This stylish and modern apartment is offered to the market with no onward chain. The property is well located within the heart of Evesham town and within easy reach of all local amenities, Evesham train station and the beautiful riverside abbey park.

The apartment is accessed to the rear of the building via a communal entrance hall shared with only one other apartment.

The accommodation comprises: Entrance hall with stairs leading to the second floor where you will find the second floor landing, open plan lounge/diner/kitchen, modern shower room and double bedroom.



Entrance Hall 6'1 x 5'1 (1.85m x 1.55m)

The welcoming entrance hall has a useful storage cupboard and stairs rising to the living accommodation above.

Second Floor Landing

The light and airy landing area has doors offering access to the double bedroom, modern shower room and open plan lounge/diner/kitchen.

Open Plan Lounge/Diner/Kitchen 15'1 x 12' (4.60m x 3.66m)

The spacious and modern open plan living area has a double glazed window to the front aspect and an electric panel radiator. The kitchen has a range of wall and base units with an electric oven & hob, sink with drainer and space for an 'American style' fridge freezer.

Bedroom 12'10 x 8'1 (3.91m x 2.46m)

Stylish double bedroom with an electric panel radiator and double glazed window to the rear aspect. The bedroom benefits from built in furniture including two bed side tables, dressing table and wardrobe.

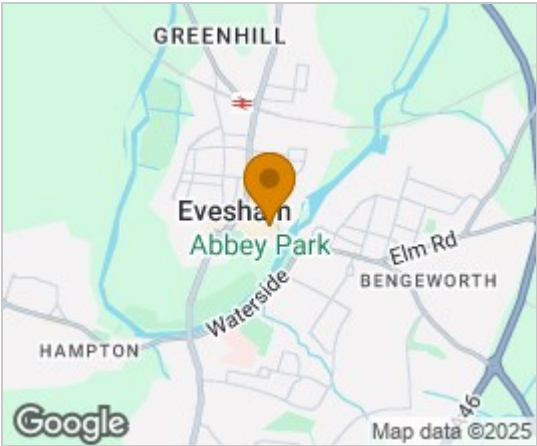
Shower Room 5'1 x 4' (1.55m x 1.22m)

The modern shower room comprises of a low level WC, hand wash basin, corner shower cubicle and heated towel rail.

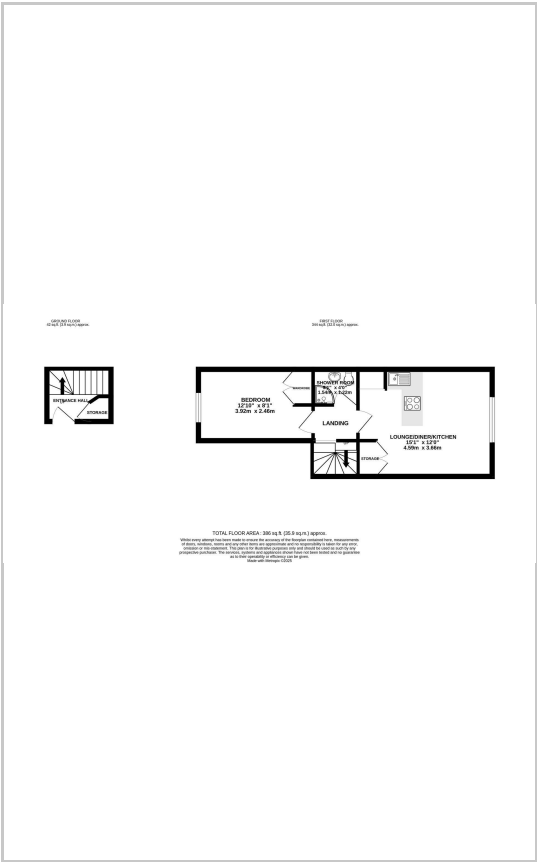
Referrals

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.

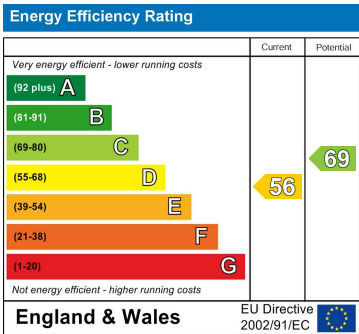
Area Map



Floor Plans



Energy Efficiency Graph



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