



**Kings Road, Evesham, WR11 3FL**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*\* MODERN GROUND FLOOR APARTMENT WITH MARINA VIEWS \*\*\*\*

A fantastic opportunity to purchase a beautifully presented two-bedroom apartment in walking distance to the town of Evesham and its local amenities, offered to the market with no onward chain.

Built by New Dawn Homes in 2021, the property benefits from modern finishes throughout and remaining years on the NHBC warranty - a great prospect for first-time buyers, investors or the discerning downsizer.

The property briefly comprises: hallway, open plan living space including kitchen with integral appliances and lounge/diner with sliding doors leading to balcony, master bedroom with walk-in wardrobe and en-suite, second double bedroom and bathroom.

Other benefits include an allocated parking space, gas central heating and a light and airy feel throughout.





## Key Features

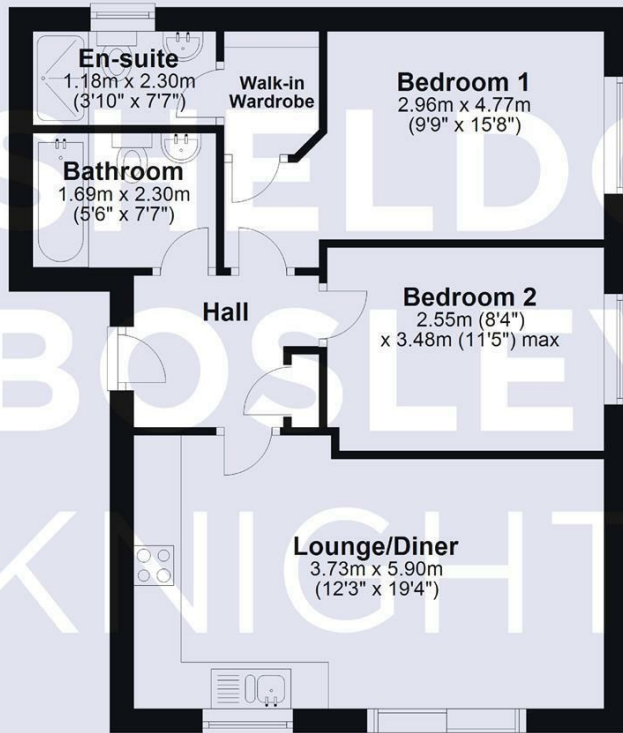
- CHAIN FREE
- GROUND FLOOR APARTMENT
- MARINA VIEWS
- MODERN FINISH
- TWO DOUBLE BEDROOMS
- EN-SUITE TO PRIMARY BEDROOM
- WALK-IN WARDROBE
- ALLOCATED PARKING
- LEASEHOLD
- EPC = B

**Guide Price**  
**£175,000**



## Ground Floor

Approx. 54.7 sq. metres (589.3 sq. feet)



Total area: approx. 54.7 sq. metres (589.3 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



EPC Rating - B

Tenure - Leasehold

Council Tax Band - B

Local Authority  
Wychavon District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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