



Haines Place, Evesham, WR11 4AD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

ONE-BEDROOM APARTMENT IN THE HEART OF EVESHAM WITH PARKING

Situated in the centre of Evesham, this one-bedroom apartment is perfectly placed for access to shops, amenities, and excellent transport links. Offering well-designed accommodation and allocated parking, it represents an ideal choice for first-time buyers or investors alike.

The property comprises an entrance hall, a spacious double bedroom, a bathroom, and an open-plan living/kitchen/dining area that provides a bright and versatile space for modern living.

Externally, the property benefits from an allocated parking space, a rare advantage in such a central location.

The owner is also in the process of purchasing a share of the freehold with the other leaseholders on the development.





Key Features

- ONE-BEDROOM APARTMENT
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS
- OPEN-PLAN LIVING/KITCHEN/DINING ROOM
- ALLOCATED PARKING SPACE
- CENTRAL EVESHAM LOCATION CLOSE TO AMENITIES
- SHARE OF FREEHOLD IN PROCESS
- EPC RATING = D

**Guide Price
£100,000**

Leasehold & Freehold Information

The property is being offered for sale at £100,000 (leasehold). The current freehold is owned by R. Sinclair Transport Limited and the block is managed by Longlease Property Management. The existing lease (Title No. WR58977) commenced on 2 June 1986 for a term of 99 years from 25 December 1983, leaving approximately 57 years remaining.

Longlease Property Management have confirmed that 10 leaseholders within the block have agreed to participate in the collective purchase of the freehold. Solicitors have been instructed to establish a company to act as the nominated purchaser, with the participating leaseholders becoming members of the company. Once the company is formed, funds will be paid, the legal conveyance completed, and the leases extended.

As a result, this property will be sold with an extended lease and a share of the freehold.

If you are buying with a mortgage, please contact us for further guidance. For more information regarding the freehold purchase and lease extension, please contact Longlease Property Management.

Location

Ideally situated within 200 metres from Evesham town centre, this property offers convenient access to a wealth of local amenities.

The historic market town of Evesham boasts a diverse range of facilities, including banks, supermarkets, a post office, a variety of bars and eateries, and schools catering to all ages. The town benefits from a direct train line to London and excellent road links, providing easy access to the motorway network.

Evesham also offers scenic riverside parks and a range of leisure amenities, making it an ideal location for both relaxation and recreation. Additionally, the town is well-positioned within 15 miles of the larger centres of Cheltenham, Worcester, and Stratford-upon-Avon, while the picturesque Cotswolds are just a short drive away.

Additional Information

Tenure: We understand that the property is for sale Leasehold.

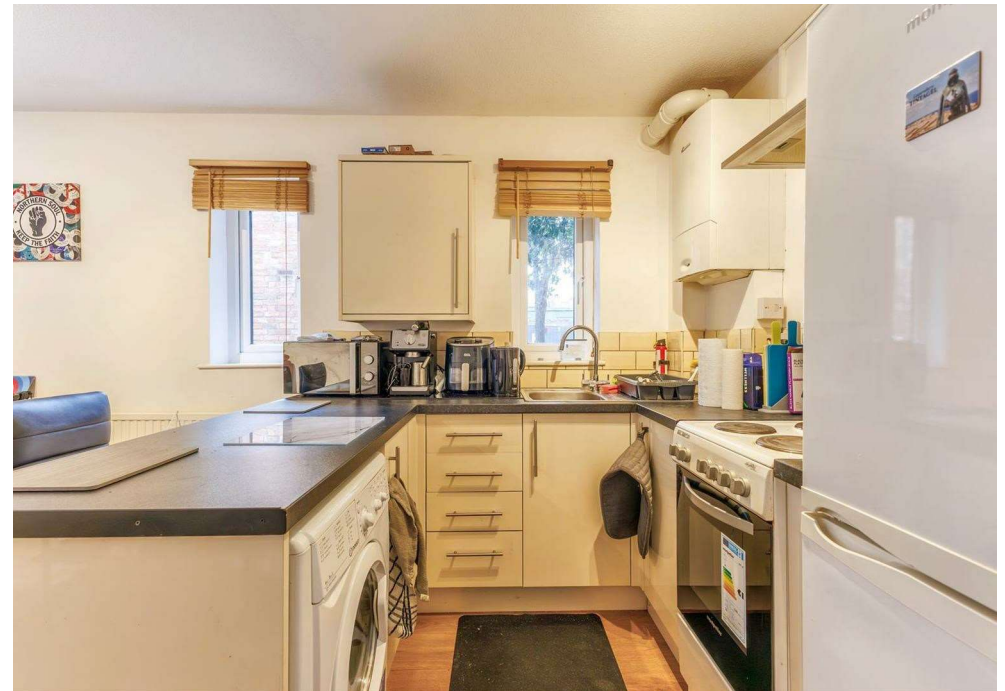
Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band A.

EPC Rating: D

Agents Note

- (i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (ii) Floorplans 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.



Floorplan

Ground Floor

Approx. 36.1 sq. metres (389.1 sq. feet)



Total area: approx. 36.1 sq. metres (389.1 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - D

Tenure - Leasehold

Council Tax Band - A

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