



# Mortimers Quay, Evesham

Guide Price £140,000

- Waterside Apartment
- Two Bedrooms
- Top Floor
- Fabulous Riverside Views
- Newly Fitted Kitchen - Breakfast Bar
- Town Centre
- Permitted Parking
- Communal Gardens

Nigel Poole  
& Partners

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**\*\*BEAUTIFULLY PRESENTED TWO BEDROOM TOP FLOOR WATERSIDE APARTMENT WITH FABULOUS VIEWS OVER THE RIVER AVON AND BEYOND\*\*** This recently modernised and beautifully appointed riverside apartment boast impressive and uninterrupted views over the Avon and beyond and is conveniently located in the Town Centre with access to local amenities. The apartment internally benefits from entrance hallway, two bedrooms, open plan lounge, newly fitted kitchen diner with breakfast bar, shower room and storage cupboards. Externally it benefits from permit parking and well kept communal gardens.

## Entrance Hallway

Engineered wood flooring, underfloor heating, doors leading to storage cupboard, 2 bedrooms, lounge/kitchen diner and shower room.

## Lounge

Double glazed 'French' doors with balcony and riverside views, TV point, telephone point, engineered wood flooring, underfloor heating and open plan to breakfast bar/ kitchen.



## Kitchen Breakfast Bar

Newly installed and fully fitted kitchen diner with breakfast bar. Integrated fridge freezer, dishwasher, cooker with induction hob and custom extractor over, mixer tap, wash hand basin and drainer space for washing machine. UPVC DG window to side aspect with riverside views and engineered wooden flooring with underfloor heating.

## Bed 1

Carpeted flooring, UPVC DG to side aspect, built in double wardrobes night storage heater



## Bed 2

Carpeted flooring, UPVC DG window to side aspect and night storage heater

## Shower Room

Double shower cubicle, low level w/c, wash hand basin in vanity unit, heated towel rail and extractor fan.

## Permitted Parking

Permitted parking and visitors spaces.

## Communal Gardens

Well kept communal gardens on the side of the Avon

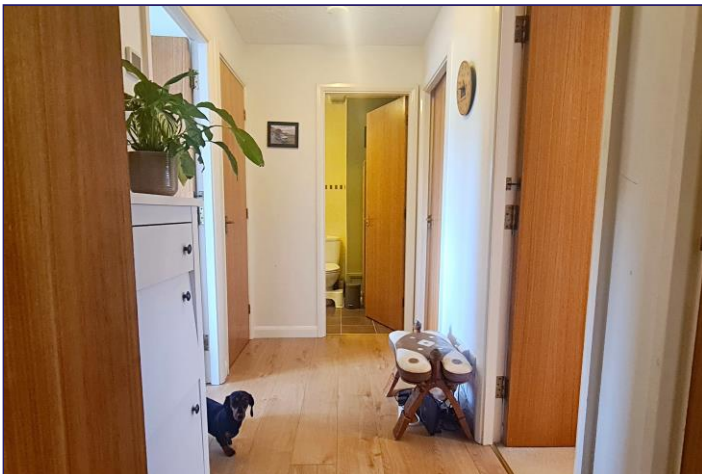
## Tenure: Leasehold

97 years remaining on lease

Council Tax Band: C

## Broadband and Mobile Information

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR11 3AS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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