

# 34 The Avenue, £350,000

(Other charges apply)

RICHMOND  
VILLAGES

Part of Bupa

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EPC - B



## 1 bedroom second floor apartment

Richmond Villages Wood Norton are delighted to offer for resale this one-bedroom independent living apartment offering outside space with a balcony from the main bedroom, with views of the Wood Norton grounds. Generous 23ft living room, with study area. The apartment offers easy access to communal facilities including reception, our Bredon restaurant, bar and coffee area, library, wellness spa with swimming pool, and numerous outdoor seating areas. The property also benefits from its own allocated parking space.

### Specification

- Living room/dining area with views and remote-controlled electric fire.
- Modern fitted kitchen with under cupboard lighting, Neff appliances and granite work surfaces. Window to side elevation.
- Main bedroom with patio doors to balcony with views of the Wood Norton grounds
- En-suite shower room with walk in shower and fitted sanitaryware Jack and Jill doors to bedroom and entrance hall.
- Entrance hall with storage cupboard, utility housing washing machine, tumble dryer and further storage.
- Allocated parking space for one car.



\*Satellite subscription not included.

Important Notice: These particulars are intended to give a fair and substantially correct overall description. Other fees and charges apply, please contact the Village Advisers for further details. Properties are sold on a 125 year lease and this property has 120 years remaining.

01386 862 222

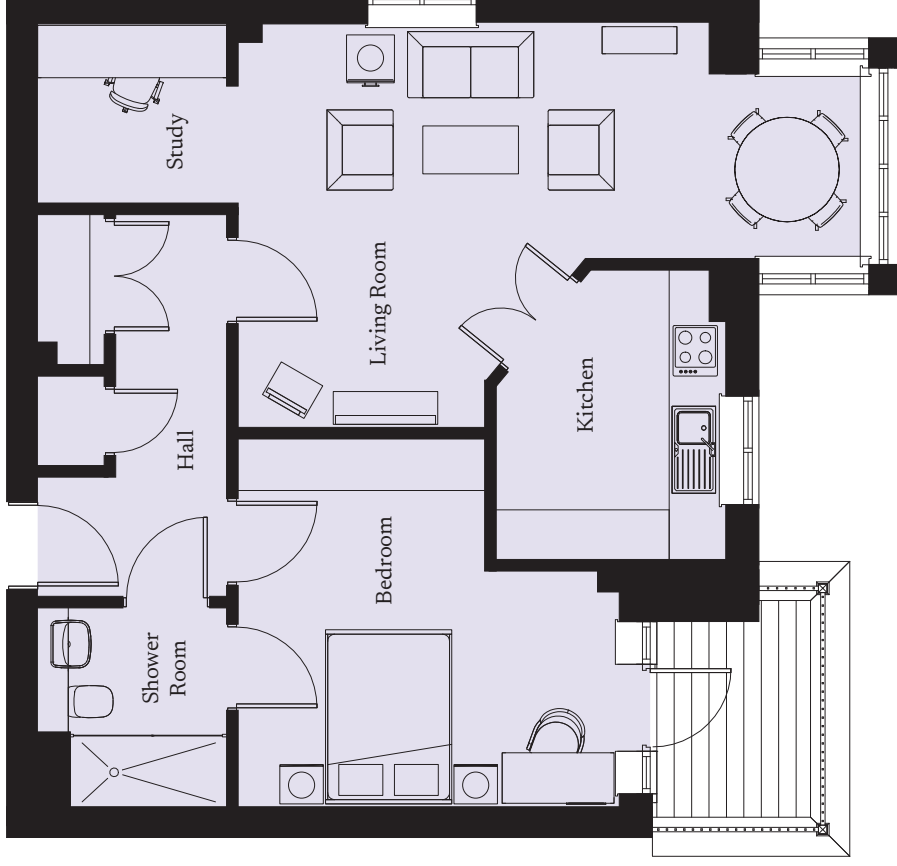
woodnorton@richmond-villages.com

Richmond Villages Wood Norton,  
Evesham Road, Wood Norton, Evesham, Worcestershire WR11 4TY

# 34 The Avenue

Floor 2 | 69.79m<sup>2</sup> – 750.89ft<sup>2</sup>

<b>Kitchen</b>	3385mm x 2600mm 11'1" x 8'6"
<b>Living Room</b>	7165mm x 4631mm 23'6" x 15'2"
<b>Bedroom</b>	4664mm x 4194mm 15'4" x 13'9"
<b>Shower Room</b>	2300mm x 2180mm 7'7" x 7'2"
<b>Study</b>	2180mm x 2056mm 7'2" x 6'9"



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Measurements have been taken at 1500mm ceiling height.

All dimensions are approximate. Bedroom measurements include the wardrobe if applicable. Room measurements include bay windows if applicable.

Furniture layout is to give an indicative impression. Although all efforts have been made to ensure its accuracy at time of print dimensions, fixtures, fittings, finishes and specifications are subject to change without notice.

The properties are sold unfurnished.

