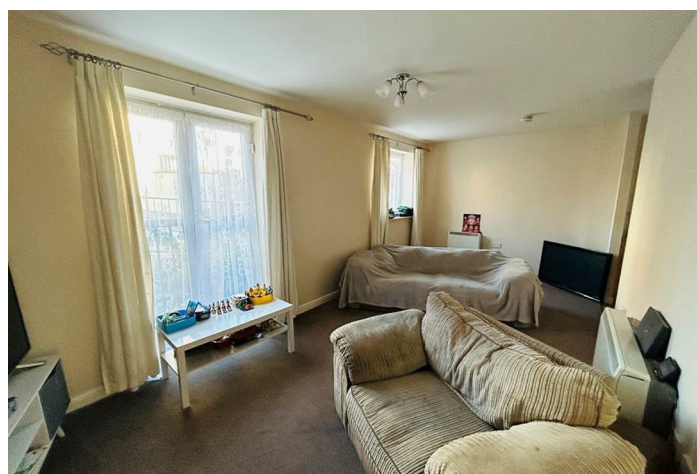


LEASEHOLD



Apartment (EPC Rating: C)

HARTWELL HOUSE, MILL STREET, EVESHAM, WR11 4HN

Asking Price

£118,000



1 Bedroom Apartment located in Evesham

A One Bedroom Apartment in the centre of Evesham. The accommodation briefly comprises an Entrance Hall, Bathroom, Sitting Room and Kitchen. The property also benefits from Double Glazing, Electric Heating, Two 'Juliet' Balconies, Off Road Parking, Council Tax Band = A. Energy Rating = C.

Entrance Hall

Fitted carpets, storage cupboard, airing cupboard housing water tank and night storage heater.

Sitting Room

19'0" x 9'0"

Double glazed window to the front aspect, double glazed 'French' doors to the front aspect with Juliette Balcony, two night storage heaters, fitted carpets and feature fireplace with electric fire.

Kitchen

8'0" x 6'0"

Double glazed window to the side aspect, range of wall and base units with work surface over, sink, drainer, mixer tap, built in electric hob with filter hood over, built in electric oven, built in washing machine and space for a fridge/freezer.

Bedroom One

12'0" x 10'0"

Double glazed door and window to the front aspect with Juliette Balcony, electric heater and fitted carpets.

Bathroom

Three piece whit suite comprising of bath with shower over, dual flush low level w/c, pedestal wash hand basin and extractor fan. Wall heater.

Tenure Leasehold

We understand the property is for sale 'Leasehold'. 135 years remaining on the lease. £140 per year for ground rent and £383 per quarter for maintenance charge. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band

Currently tax band 'A' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



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Ground Floor



Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		77	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Call us on

01386 257180

sales@avonestates.net

www.avonestates.net

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.