

LEASEHOLD



Maisonette

# FOUNTAIN COURT, WATERSIDE, EVESHAM, WR11 1JX

Asking Price

£148,000

## FEATURES

- Two Double Bedrooms
- Communal Gardens
- En-Bloc Garage
- Council Tax Band = A
- First Floor Maisonette
- Double Glazing
- EPC = D



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# 2 Bedroom Maisonette located in Evesham

## Entrance Hallway

Double glazed front door, carpeted stairs leading to the landing with double panel radiator and loft access. Leads to the Sitting Room.

## Sitting Room

14'11" x 11'0"

Two double glazed windows to the front aspect, double panel radiator and electric wall mounted feature fire. Leads to the Kitchen.

## Kitchen

9'11" x 7'0"

Double glazed window to the rear aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, electric hob with extractor hood over, electric oven, space and plumbing for a washing machine and space for a fridge/freezer.

## Bedroom One

13'10" x 10'5"

Double glazed window to the rear aspect, walk-in wardrobe with combi boiler, double panel radiator and fitted carpets.

## Bedroom Two

9'0" x 8'2"

Double glazed window to the front aspect, single panel radiator and fitted carpets.

## Bathroom

Obscure double glazed window, white three piece suite comprising of bath with shower over, pedestal wash hand basin, dual flush low level w/c and heated towel rail.

## Communal Gardens

Parking area with Two Permits and a garage En-Bloc.

## Garage

The garage is to the left of the property and is the second door on the right.

## Tenure Leasehold

We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. 972 years remaining on the lease. Block service charge is £376.52 per annum. Estate service charge is £424.56 per annum.

## 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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Council Tax Band

D

### Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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