

TOWN CENTRE



Apartment

# BENEDICT HOUSE, MILL STREET, EVESHAM, WR11 4HH

Offers Over

## £135,000

### FEATURES

- Second Floor Apartment
- Two Double Bedrooms
- Two Bathrooms
- Sitting Room
- Kitchen
- Garage
- Energy Rating = C. Council Tax Band= B



**AVON**  
ESTATES

# 2 Bedroom Apartment located in Evesham

## Entrance Hall

Wooden door, intercom phone, two storage cupboards one of which holds water tank, night storage heater and fitted carpet.

## Sitting Room

14'0" x 13'11"

Double glazed 'French' doors to the side aspect leading to balcony, tv point, telephone point, night storage heater and fitted carpet.

## Kitchen

9'1" x 7'0"

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

## Bedroom One

11'0" x 10'11"

Double glazed window to the front aspect and fitted carpets. Leads to En-Suite

## En-Suite

Obscure double glazed window side aspect, shower cubicle, dual flush w/c, wash hand basin set into a vanity unit, tiled splash back, heated towel rail, wood effect flooring, shaver point and extractor fan.

## Bedroom Two

10'0" x 10'0"

Double glazed window to the front aspect, electric heater and fitted carpet.

## Bathroom

White three piece suite comprising of bath, dual flush w/c, pedestal wash hand basin, heated towel rail, shaver point, wood effect flooring and extractor fan.

## Garage

With up and over door, lighting, space for a vehicle and additional storage area at the rear.

## Tenure Leasehold

We understand the property is for sale 'Leasehold'. 155 year lease from 2003. £85 every 6mths ground rent, £482 per quarter for maintenance. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## Council Tax Band

Currently tax band 'B' 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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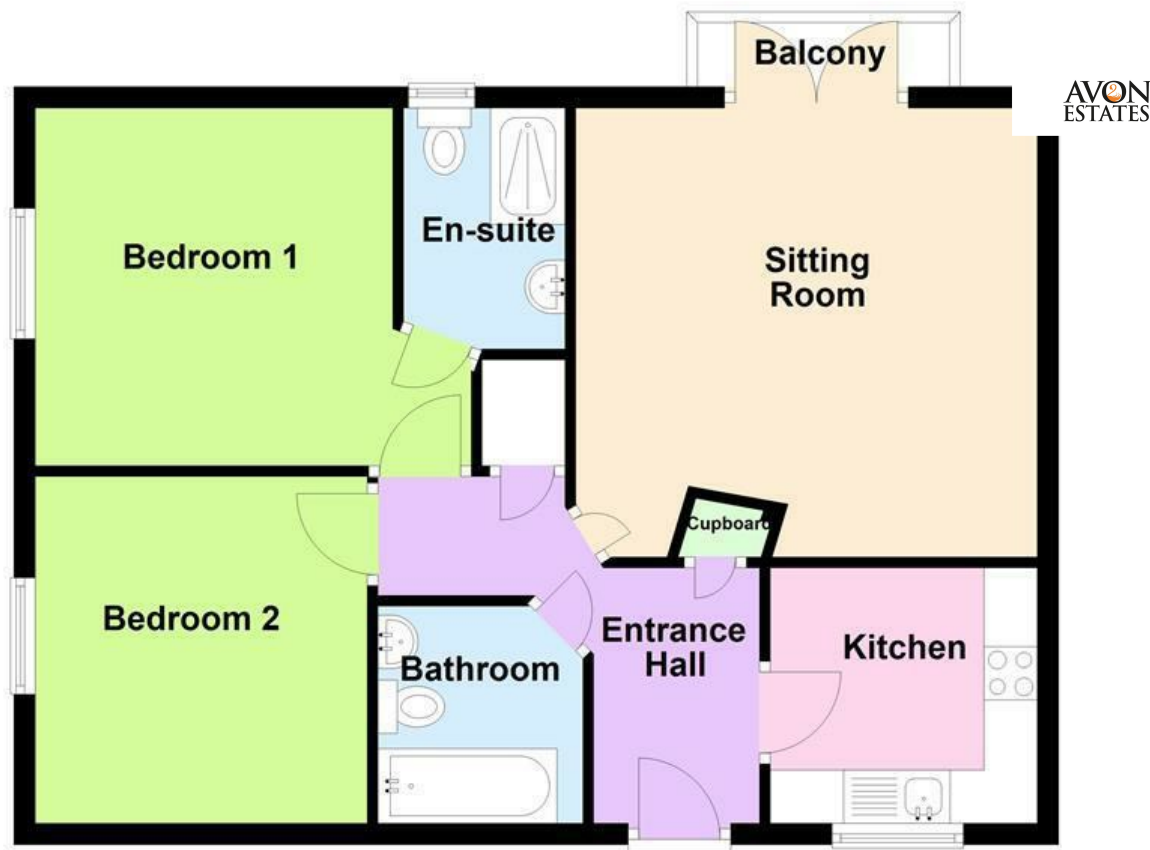
[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

Council Tax Band = B

Energy Rating = C

### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(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.

