

NO ONWARD CHAIN



Apartment

RIVER HOUSE, COMMON ROAD, EVESHAM WR11 4QY

Asking Price

£139,950

FEATURES

- SALE AGREED No Onward Chain
- River Views
- Two Bedrooms
- Allocated Parking
- En-suite
- Built in Appliances
- Leasehold - Council Tax = C
- EPC Rating = C



AVON ESTATES

2 Bedroom Apartment located in Evesham

Property Features:

Location: Enjoy stunning views over the River Avon, with the convenience of being within walking distance to the town centre and amenities.

Living Space: Light and airy lounge/diner, featuring a 'Juliette' balcony, providing a pleasant atmosphere for relaxation and entertainment.

Kitchen: Fitted kitchen equipped with integrated appliances including an oven, electric hob, washing machine, dishwasher, and fridge/freezer, offering convenience and functionality.

Bedrooms: Two double bedrooms providing comfortable accommodation, one featuring an en-suite for added privacy and convenience.

Bathroom: Family bathroom available for residents, catering to their needs.

Heating: Electric heating system ensuring warmth and comfort throughout the property.

Parking: Allocated parking space provided, offering convenience and ease of access for residents.

Energy Performance Certificate (EPC): Rated as C, indicating good energy efficiency and lower energy costs.

This apartment offers a desirable living environment with its picturesque views, modern amenities, and convenient location, making it an attractive option for potential buyers.

Entrance Hall

Wooden entrance door, fitted carpet, storage cupboard, loft access, wall mounted electric heater and intercom phone system. Leads to all rooms.

Bedroom One

14 x 10

Double glazed window to front aspect with views across the river, wall mounted heater and fitted carpet. Leads to ensuite

Ensuite

Double shower cubicle, dual flush low level w/c, wash hand basin in vanity unit, heated towel rail, spot lights, shaver point, extractor and tiled floor.

Bedroom Two

13 x 7

Roof light to front aspect, fitted carpet and wall mounted heater.

Bathroom

Three piece white suite comprising of 'P' shaped bath with shower over, dual flush w/c and wash hand basin in vanity unit with tiled splash back, spot lights, shaver point, extractor fan, heated towel rail and tiled floor.

Sitting/ Dining Room

22 x 10

Double glazed french doors with side panel leading to 'Juliet' balcony to the front aspect, fitted carpet, TV point, telephone point, spot lights and wall mounted heater. Opens to kitchen

Kitchen

9 x 5

Range of wall and base units with work surface over, built in electric oven, built in electric hob, extractor fan, built in fridge freezer, built in washer/dryer, built in slimline dishwasher, sink with drainer, mixer taps and tiled splash back, spot lights and tiled floor.

Situation

Evesham is a growing rural market town in the Local Authority District of Wychavon, and the County of Worcester. It is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon, and within easy reach of the Cotswolds, The Malvern Hills and the Forest of Dean. For more information on the town and its services visit www.eveshamtown.co.uk Evesham is in the heart of the country with good access to the motorway and trunk road network to get to all parts of the UK, and is on the main rail line to London and Paddington, via Oxford and Reading, and with journey times of less than two hours.

With our growing interest in local produce, the Vale of Evesham has recently been rediscovered for its excellent asparagus, orchard fruits, especially plums, and the wide range of freshly grown horticultural produce, with many local pubs and restaurants making the most of locally sourced high quality produce.

Tenure

We understand the property is for sale 'Leasehold'. 125 Year Lease from 2005. 106 Years remaining. £682.20 per six months to include building insurance. Ground rent £120 per six months. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Anti Money Laundering

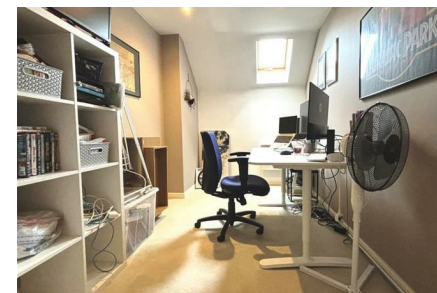
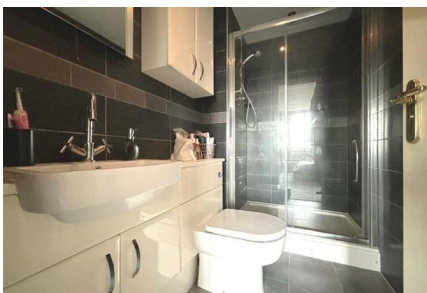
We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

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

Council Tax Band

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



Call us on

01386 257180

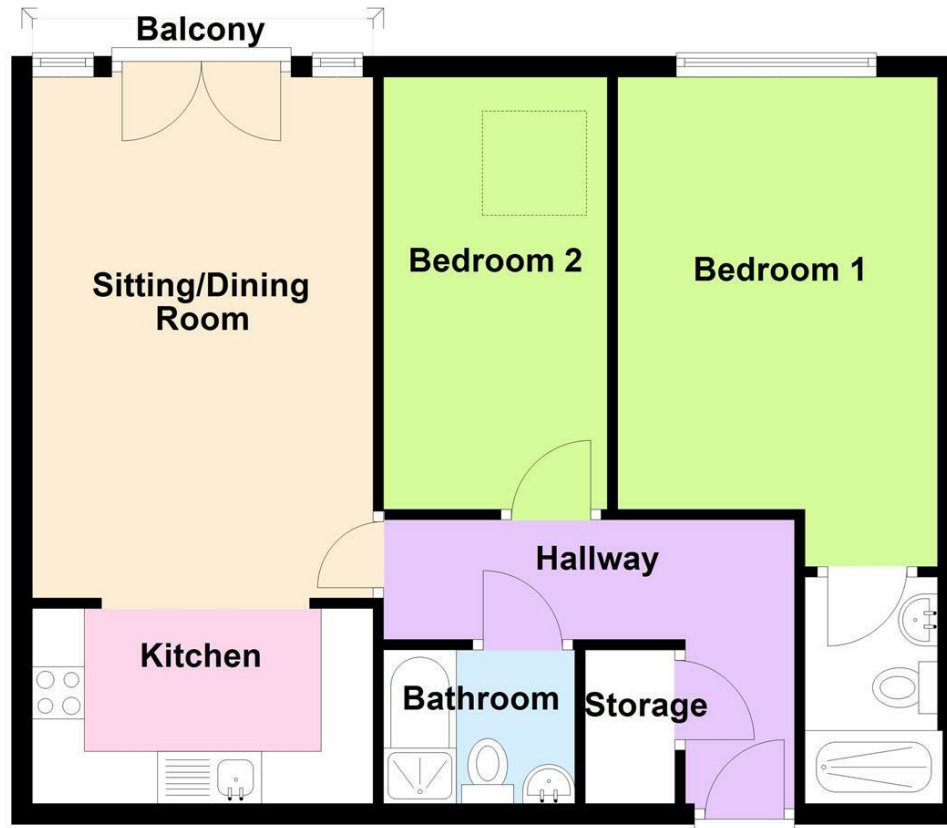
sales@avonestates.net

www.avonestates.net

Council Tax Band = C

Energy Rating = C

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		77	84
(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.

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