

Apartment

WILLMOTT HOUSE, RYNAL PLACE, EVESHAM, WR11 4QS

Asking Price
£144,000

FEATURES

- Stylish Modern Apartment
- Open Plan Sitting Room/Kitchen
- Family Bathroom
- Triple Glazing
- Council Tax Band = C
- Town Centre
- En-Suite To Bedroom One
- Two Double Bedrooms
- Allocated Parking
- Energy Rating = C



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2 Bedroom Apartment located in Evesham

Entrance Hall

Entrance Hall from communal landing, large storage cupboard, fitted carpet and access to all rooms.

Sitting Room/Kitchen

18'2" x 10'11"

Window to the side aspect, range of wall and base units with work surface over, integrated appliances, island with additional storage and work surface over.

Master Bedroom

12'0" x 9'8"

Window, fitted carpet and leads to ensuite.

Ensuite

Obscure window, wooden vanity unit with fitted wash hand basin and dual flush low level WC, separate double shower cubicle and double panel radiator.

Bedroom Two

8'9" x 12'4"

Window and fitted carpet.

Bathroom

Obscure window, wash hand basin in vanity with storage and dual flush low level WC. Standard white bath and double panel radiator.

Tenure Leasehold

We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

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

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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01386 257180

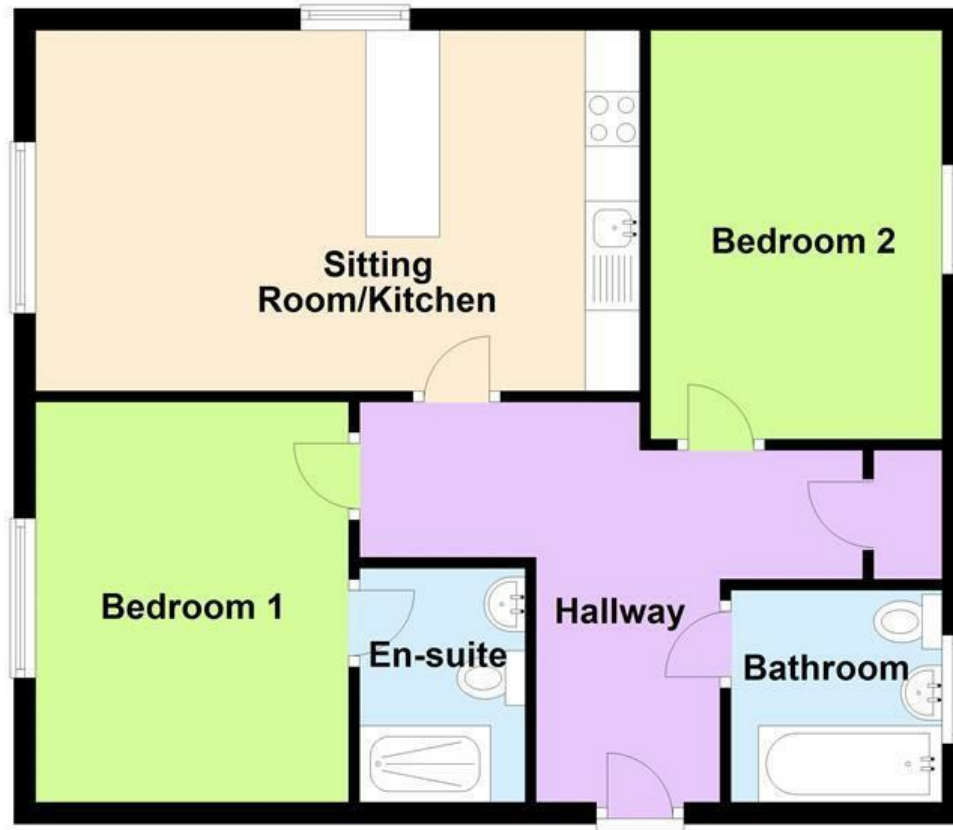
sales@avonestates.net

www.avonestates.net

Council Tax Band - C

Energy Performance 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		77	77
(69-80) C			
(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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