

RETIREMENT
APARTMENT



Apartment
**BURFORD GARDENS
EVESHAM, WR11 3AJ**

Asking Price

£70,000

FEATURES

- Retirement Apartment
- One Bedroom
- Sitting Room
- Kitchen/Breakfast Room
- Over 60's Only
- Council Tax Band = A
- Energy Rating = TBC



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1 Bedroom Apartment located in Evesham

Front Aspect

Leads to front door, storage cupboard.

Landing

Access to a part boarded loft via ladder. Leads to all Rooms.

Sitting Room

10'3" x 10'5"

Double glazed window to the rear aspect, telephone point, night storage heater and fitted carpet. Leads to the Kitchen

Kitchen/Breakfast Room

12'2" x 6'0"

Double glazed window to the rear aspect, double glazed window to the side aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, cooker, fridge/freezer, washing machine and airing cupboard containing water tank.

Bedroom

11'6" x 8'0"

Double glazed window to the front aspect, triple fitted wardrobes and storage cupboard.

Bathroom

Obscure double glaze window to the side aspect, three piece suite comprising of bath with shower over, low level w/c, wash hand basin set into a vanity unit and new wall mounted electric heater.

Communal Gardens

Landscaped communal gardens.

Parking

Resident only parking space.

Tenure Leasehold

We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. 88 Years remaining on lease. Ground rent is £1,884.60 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



HEAD OFFICE SALES | 7 VINE STREET, EVESHAM, WORCESTERSHIRE, WR11 4RE

Call us on

01386 257180

sales@avonestates.net

www.avonestates.net

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Energy Rating = TBC

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(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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