

RIVER VIEWS

Apartment

BALLARD HOUSE, MILL STREET, EVESHAM WR11 4HW

Asking Price

£199,950

FEATURES

- Immaculately Presented
- Three Bedrooms
- Second Bathroom
- Garage
- Energy Performance Rating - Council Tax Band - C
- River Views
- Ensuite Off The Master Bedroom
- Large Sitting/Dining Room
- Two Juliette Balconies



AVON
ESTATES

3 Bedroom Apartment located in Evesham

Entrance Hall

Obscure double glazed door, storage cupboard, fitted carpet and airing cupboard containing hot water tank. Leads to all rooms.

Kitchen

10'1" x 7'7"

Double glazed window to the front aspect, range of wall and base units with work surface over, sink with drainer, mixer taps, built in electric hob with filter hood over, built in electric oven, built in dishwasher, built in washing machine and built in fridge/freezer.

Sitting/Dining Room

20'6" x 11'8"

Two double glazed windows to the rear aspect, two electric radiators, fitted carpet and feature electric fireplace.

Master Bedroom

12'0" x 11'7"

Double glazed window to the side aspect, double fitted wardrobes, electric radiators and fitted carpet. Leads to the En-Suite

Ensuite

Double shower cubicle, dual flush w/c, pedestal wash hand basin set into a vanity unit, heated towel rail tiled floor, extractor fan and shaver point with light.

Bedroom Two

11'8" 10'8"

Juliette balcony with 'French' doors, two double fitted wardrobes, electric radiator and fitted carpet

Bedroom Three/Dining Room

17'1" x 11'7"

Double glazed doors to the side aspect, electric radiator and fitted carpet.

Bathroom

Fully tiled bathroom, three piece suite comprising of bath with shower over, dual flush w/c, wash hand basin, heated towel rail, shaver point with light and extractor fan.

Garage

24'0" x 10'8"

With up and over door and lighting.

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

Tenure Leasehold

We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. 155 year lease from 1st January 2003. 134 years remaining. Annual ground rent £290.00. Annual service charge £2,613.48.



Call us on

01386 257180

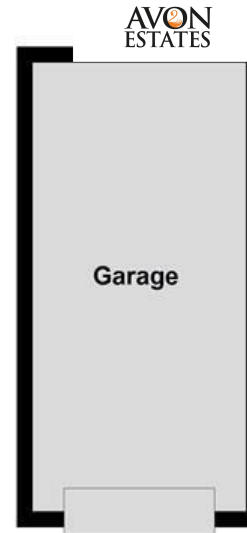
sales@avonestates.net

www.avonestates.net

Council Tax Band = C

Energy Rating = C

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	82
(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.

AVON
ESTATES