

LEASEHOLD



Apartment

SHEPHERDS POOL, EVESHAM, WR11 4JF

Asking Price

£100,000

FEATURES

- One Bedroom
- Allocated Parking
- No Onward Chain
- Energy Rating = C
- First Floor
- Town Centre
- Double Glazing fitted May 2022.
- Council Tax Band = B



AVON
ESTATES

1 Bedroom Apartment located in Evesham

Entrance Hallway

Wooden door, wood effect flooring and intercom phone.

Sitting Room

12'9" x 9'5"

Double glazed window to the side aspect, TV point, telephone point, fitted carpet and storage heater.

Kitchen

9'5" x 6'9"

Double glazed window to the front 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, space and plumbing for a washing machine, space for a fridge/freezer and tiled floor.

Bedroom

9'9" x 9'6"

Double glazed window to the side aspect, storage heater and fitted carpet.

Bathroom

White three piece suite comprising of bath with shower over, dual flush w/c, pedestal wash hand basin, splash back, extractor fan and vinyl flooring.

Allocated Parking

Allocated parking for one vehicle.

Tenure Leasehold

We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. 125 year lease with 91 years remaining. Service charge is £900 per annum.

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



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

Call us on

01386 257180

sales@avonestates.net

www.avonestates.net

Council Tax Band - B

Energy Performance Rating - C

AVON
ESTATES



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

AVON
ESTATES