

TOWN CENTRE



Apartment

RIVER HOUSE, EVESHAM, WR11 4QY

Asking Price
£135,000

FEATURES

- ** SALE AGREED ** No Onward Chain
- Two Bedrooms
- Allocated Parking
- Close To Town Centre
- Council Tax Band - C
- Second Floor Apartment
- River Views
- Kitchen/Living
- Leasehold
- Energy Performance Rating - D



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2 Bedroom Apartment located in Evesham

Entrance Hallway

Wood effect flooring, two wall mounted electric heaters, loft access, intercom phone and storage cupboard. Leads to All Rooms.

Bathroom

White three piece suite comprising of standard bath with shower over, dual flush low level WC and wash hand basin in vanity. Tiled splash back, heated towel rail, tiled floor, extractor fan and shaver point.

Bedroom One

18'2" x 9'0"

Double glazed window to front aspect with views across the River Avon, telephone point, TV point, fitted carpet and wall mounted electric heater.

Bedroom Two

9'0" x 8'7"

Double glazed window to the rear aspect, telephone point, fitted carpet and wall mounted electric heater.

Living Room

12'9" x 12'4"

Double glazed window to front aspect, TV point, telephone point, fitted carpet and opens to Kitchen.

Kitchen

8'6" x 7'0"

Range of wall and base units with work surface over, sink, drainer, mixer tap, tiled splash back, built in electric hob with extractor fan over, built in electric oven, space and plumbing for washing machine, built in fridge/freezer, wood effect flooring and spot lights.

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 from 2004. Ground Rent is £90 per half year and £509.32 per half year for maintenance. Maintenance charge includes window cleaning and building insurance.

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.

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

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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