



Apartment

# BALLARD HOUSE, MILL STREET, EVESHAM WR11 4HW

Asking Price

£140,000

## FEATURES

- \*\* SALE AGREED \*\* Two Double Bedrooms
- First Floor
- Town Centre
- En-Suite to Bedroom One
- Bathrooms
- Sitting/Dining Room
- Kitchen
- Energy Rating = B. Council Tax Band = C



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# 2 Bedroom Apartment located in Evesham

## Entrance

Communal entrance with intercom for access.

## Bedroom One

11'6" x 10'8"

Double glazed French Doors with side panels to the side aspect, balcony, Fitted carpets and storage heater.

## En-Suite

Obscure double glazed window to the side aspect, shower cubicle, low level w/c, wash hand basin and airing cupboard.

## Bathroom

Three piece suite comprising of bath with shower over, low level w/c, pedestal wash hand basin and extractor fan.

## Bedroom Two

14'3" x 9'0"

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

## Kitchen

9'0" x 8'7"

Double glazed window to the side 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, built in washing machine, built in dishwasher, built in fridge/freezer and wood effect flooring.

## Sitting/Dining Room

22'1" x 11'4"

Double glazed window to the side aspect, Juliet balcony to the rear aspect, balcony to the side aspect, TV point, storage heater and fitted carpets.

## Tenure Leasehold

We understand the property is for sale 'Leasehold'. 155 year lease from

1/1/2003. Ground rent £95 every 6 months and £329.55 per quarter maintenance charge. 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



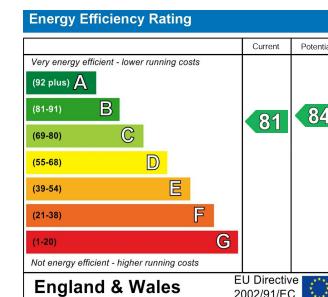
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**Energy Rating = B**

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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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