

OVER LOOKING THE  
RIVER AVON



Apartment

# PIPPINS COURT, EVESHAM, WR11 1BU

Asking Price

£144,500

## FEATURES

- \*\* UNDER OFFER \*\* No Onward Chain
- River Views
- Communal Gardens
- Under Ground Brick Built Lock up
- Energy Rating = C. Council Tax Band = B
- Top Floor Apartment
- Open plan Living /Kitchen
- Allocated Parking Plus Visitors Space
- Share of Freehold



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# 2 Bedroom Apartment located in Evesham

## Entrance Hall

Intercom entry system, double panel radiator, fitted carpet, airing cupboard containing wall mounted boiler and landing area leading to all rooms.

## Open Plan Living Area / Kitchen/Breakfast Area

13'8 x 9'9

Double glazed bay window to front aspect with views towards the river, two double panelled radiators, TV point, telephone point, carpeted in lounge areas and tiled in kitchen area. Kitchen area: a range of wall and base units with work surface over, sink and drainer with mixer tap, splash back, built in electric oven with gas hob and extractor fan over, space and plumbing for washing machine, space for a fridge/freezer and spotlights fitted throughout the living and kitchen area.

## Bedroom One

11'8 x 9'8

Double glazed bay window to the side aspect, double panel radiator, TV point and fitted carpet.

## Bedroom Two

10'3 x 9'3

Double glazed window to the front aspect with views towards the river, double panel radiator and fitted carpet.

## Bathroom

Obscured double glazed window to the rear of aspect, white three piece suite comprising of a dual flush W/C, pedestal wash hand basin with splashback, a fitted bath with shower over, heated towel rail and tiled floor. The bathroom also has a shaver point, extractor fan and fitted spotlights.

## Underground brick built storage lock up

## Front Aspect

One allocated parking space plus visitors parking

## Communal Gardens

## Tenure Share of Freehold

We understand the property is for sale 'Share of Freehold'. Please note the property is subject to a half yearly service charge of £840.00

Lease 125 Years from 2014 . Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## 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



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Council Tax Band = B

**Energy Rating = C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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