Leggett & James
The Vale of Evesham Property Experts

Flat 11, Sinclair Court Bewdley Street

Evesham, Worcs, WR11 4AD

Offers Over £90,000

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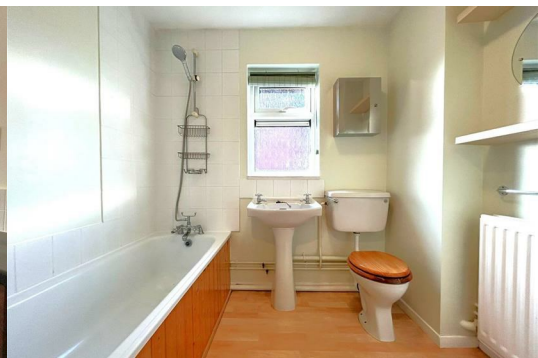
CENTRALLY LOCATED CHAIN FREE STUDIO APARTMENT WITHIN CLOSE PROXIMITY TO WAITROSE AND WITHIN WALKING DISTANCE OF EVESHAM TOWN CENTRE AND TRAIN STATION

This well presented and stylish Studio apartment is well located within close proximity to Waitrose and within walking distance of Evesham town centre and train station. The property is well presented throughout, has a residents car park to the rear of the building and is offered to the market with NO ONWARD CHAIN.



The Property

As you approach the building you will find a residents car park to the rear and a communal courtyard area.

The light & airy first floor studio apartment accommodation comprises: entrance hall, open plan lounge and sleeping area, kitchen, bathroom.

The property further benefits from gas central heating and double glazing throughout.

Tenure - Leasehold
Council Tax Band - A

Lease Details:
Lease Length - 125 years from 26 July 1993.
Service Charge - £480 Per Year (As per last annual service charge letter).
Ground Rent - £10 Per year.

Entrance Hall

The welcoming entrance hall has doors leading to the open plan living/sleeping area and the bathroom. The hallway has a panel radiator and useful storage cupboard.

Lounge 13'3 x 9'8 (4.04m x 2.95m)

The spacious lounge and sleeping area are open to one another, with blinds separating the areas to allow for privacy. The lounge area has two double glazed windows to the front aspect and a panel radiator.

Sleeping Area 9'11 x 5'8 (3.02m x 1.73m)

The sleeping area, adequate for a double bed, is tucked around the corner from the lounge and separated from the main room by a combination of partition wall and blinds.

Kitchen 7'11 x 7'10 (2.41m x 2.39m)

The modern kitchen has a double glazed window to the rear aspect. The kitchen comprises of a range of wall & base units, sink with drainer and space for a freestanding oven and washing machine.

Bathroom 7'7 x 5'6 (2.31m x 1.68m)

The spacious bathroom has a double glazed window to the rear aspect and panel radiator. The suite comprises of a low level WC, hand wash basin and bath with shower over.

Outside

Externally you will find a really useful private storage cupboard, use of a communal courtyard and a residents car park to the rear of the building.

Agents Note

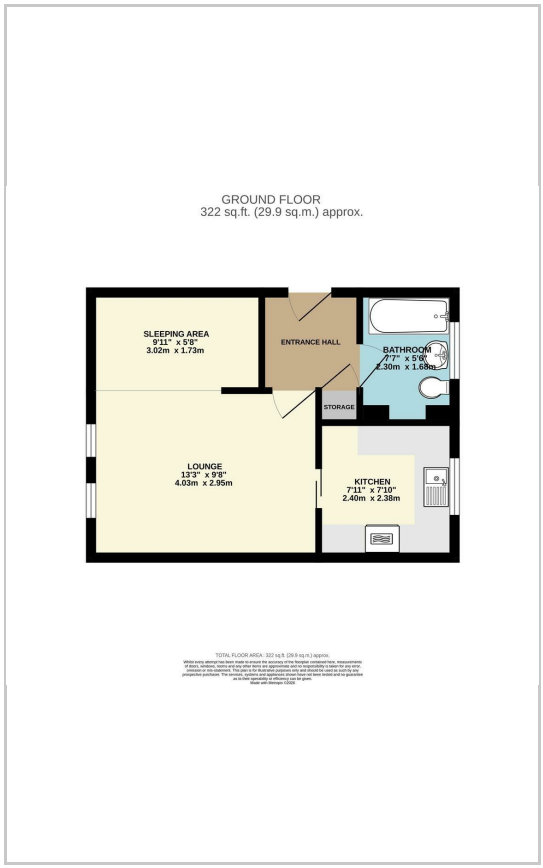
Please be advised that the internal photography has used AI to add furniture to help give potential buyers an idea of how the room could look.

Referrals

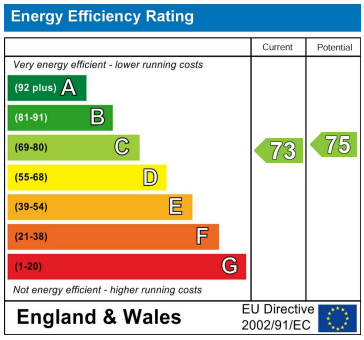
We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James ltd, you should know that Leggett & James ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

Area Map

Floor Plans



Energy Efficiency Graph



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