



Mount Gate Evesham Street, Redditch B97 4FF

welcome to

Mount Gate Evesham Street, Redditch

This is a great sized two bed first floor apartment situated in a smaller apartment block, close to redditch town centre, with allocated parking . No chain , Internally great open plan kitchen living area with great natural light coming from the windows , come and book your veiwing today.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Approach

Access via secure communal intercom door.
Communal hallway with stairs rising to further floors.

Entrance Hall

Door to front. Access to built-in storage cupboard and central heating radiator. Feature flooring.

Lounge/Diner/Kitchen

Irregular Shaped Room x (x)
Double glazed windows to side and rear. A range of wall and base units with rolltop work surfaces. One and a half stainless steel sink and drainer. Fitted oven, hob and chimney style extractor hood over. Space for free standing appliances (fridge-freezer and washing machine). Access to storage cupboard (housing the boiler). Central heating radiator.

Bedroom One

12' 2" x 6' 7" (3.71m x 2.01m)
Double glazed window to front. Access to the loft and central heating radiator.

Bedroom Two

Irregular shaped room. Double glazed window to side. Built-in wardrobes and central heating radiator.

Bathroom

Obscure double glazed window to side. White suite comprising of panelled bath , wall mount shower over and screen . Close coupled toilet. Wash hand basin and pedistal. Tiling to splash prone areas. heated towel rail. Fitted storage cupboard.

Parking

Comes with allocated parking space

Agent Note

The Council Tax Band is B.

Agents Note

Please note that due to the limited information we have with regards to the property, purchasers are requested to rely on their solicitors guidance and ensure it meets your needs before purchase

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.



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Mount Gate Evesham Street, Redditch

- No chain
- 2 Bedroom
- Open Plan Kitchen, Dining, Living Area
- Family Bathroom
- Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1144.44

Ground Rent: Ask Agent

£130,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
RDC110244 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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