



27A Colletts Gardens, Broadway, WR12 7AX

Offers over £195,000





CHRISTIAN
LEWIS

27A Colletts Gardens

Broadway, WR12 7AX

- A super bolt hole or weekend retreat
- Calling all first time buyers
- No service charge or ground rent
- Ideal investment
- Parking
- Two bedrooms

This well-presented first-floor maisonette is ideally situated within easy reach of Broadway High Street.

The accommodation is bright and generously proportioned, comprising a stylishly updated kitchen, a comfortable sitting room, two well-sized bedrooms, and a modern, well-appointed bathroom.

Externally, the property benefits from driveway parking and a substantial enclosed garden, providing an excellent space for outdoor relaxation or gardening.

The maisonette represents an attractive opportunity for investors, offering strong rental potential in one of the Cotswolds' most sought-after villages. Its location allows for a short walk to Broadway's renowned High Street, featuring an array of independent shops, cafés, and local amenities, while also providing convenient access to the surrounding countryside and scenic walking routes.

Equally suited as a peaceful residence, a base from which to enjoy Broadway's vibrant community, or a sound investment, this property offers a compelling opportunity in a highly desirable location.



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Additional Information

Council Tax Band - B

Energy Performance Rating - C

To Check Broadband Availability - Ofcom Broadband Checker

To Check Mobile Availability - Ofcom Mobile Checker

Additional Property Details - Wychavon - My Local Area

Heating Source - Gas

Leasehold - 991 years remaining - no service charge, ground rent currently (Please confirm this with your conveyancer)

DISCLOSURE

Whilst we make enquiries with the property owner to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the owner. Please inform us if you become aware of any information being inaccurate.

Anti Money Laundering & Financial Regulations

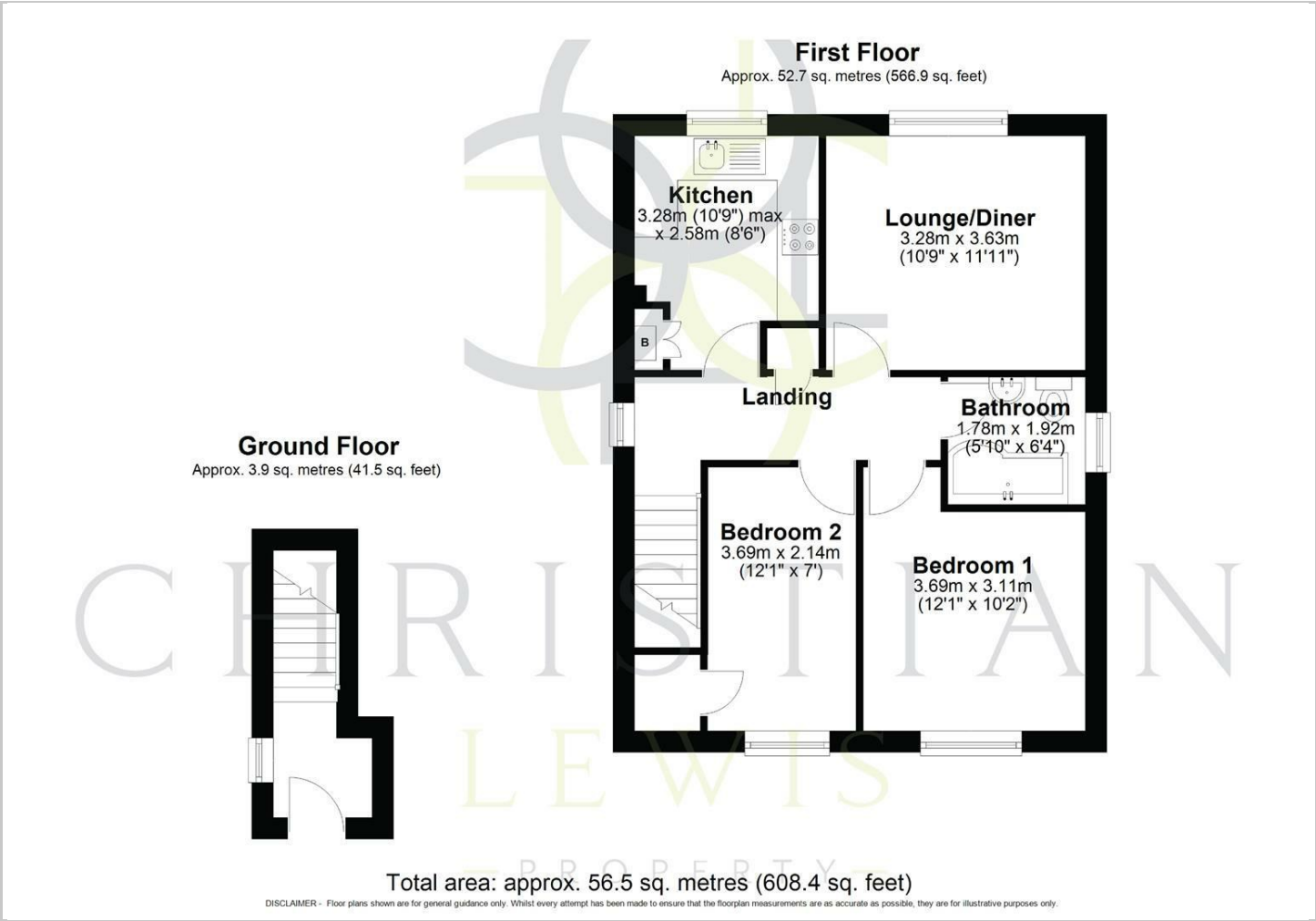
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



Floor Plans



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

