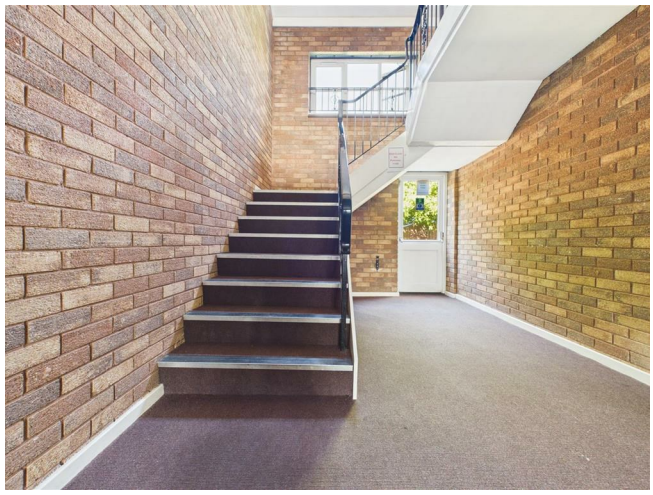
St. Davids Drive | Evesham | WR11 2AU

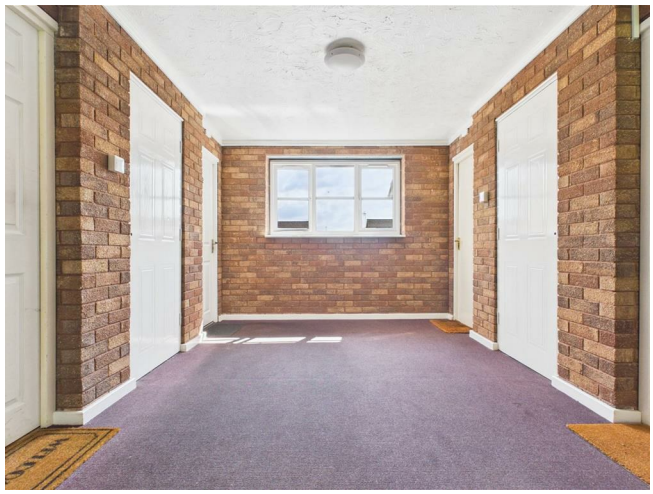
## Offers Over £110,000

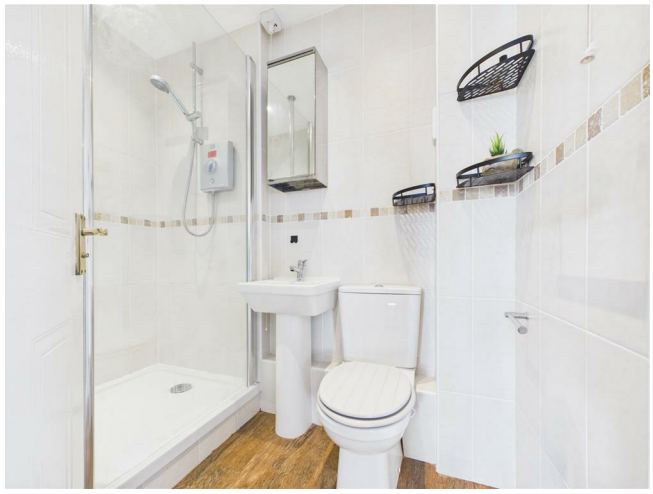
COOPER & CO

# Key features

- NO ONWARD CHAIN
- RARE OPPORTUNITY 1 BEDROOM APARTMENT
- ONLY £60 PCM MAINTENANCE CHARGES
- PLENTY OF STORAGE
- LOFT ACCESS VIA STAIRS FULLY BOARDED
- ONE BEDROOM WITH FITTED WARDROBE
- KITCHEN WITH APPLIANCES
- BRAND NEW ELECTRIC STORAGE HEATERS & NEW FUSE BOX
- COMMUNAL GARDEN & ALLOCATED PARKING
- VIEWINGS 7 DAYS A WEEK







# Description

** THIS WELL PRESENTED 1 APARTMENT WITH ALLOCATED PARKING & COMMUNAL GARDEN IN POPULAR RESIDENTIAL LOCATION** Internally the property boasts 1 good sized bedroom with fitted wardrobe, shower room, lounge, kitchen,. Externally the property benefits from allocated off-street parking, well sized landscaped communal rear garden. Property benefits from open green space to the front, for great curb appeal and outlook.

Agents Note:
Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements.The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required.The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.

- Wychavon CC
- Tax Band - A
- EPC - C

Front

Property is approached via driveway for allocated parking. Parking for this particular apartment, is immediately to the right hand side next to the open green space and mature shrubs. To the right hand side of the property is a pedestrian footpath which leads you to the communal garden.

Shared Hallway

Carpet Flooring underfoot, door to main entrance and fire exit door, stairs to first floor and apartment.

Living Room

Carpet underfoot, new electric storage heater, cupboard for storage, cupboard with water tank, UPVC window to front aspect. Loft access with stairs, which is fully boarded.

Kitchen

Wood Effect Vinyl flooring, mix of wall and base units surmounted by work surface, radiator, integrated oven, electric hob and extractor over, sink with mixer taps and drainer. UPVC window to side aspect. Property benefits with a new washing machine being included within the sale, and a fridge freezer.

Bedroom

Carpet underfoot, UPVC window to front aspect, radiator and benefits with fitted wardrobe.

Shower Room

Vinyl Flooring underfoot, walk in shower , stand alone wash hand basin, radiator low flush wc and heated towel rail.

Additional Information

Property is Leasehold.

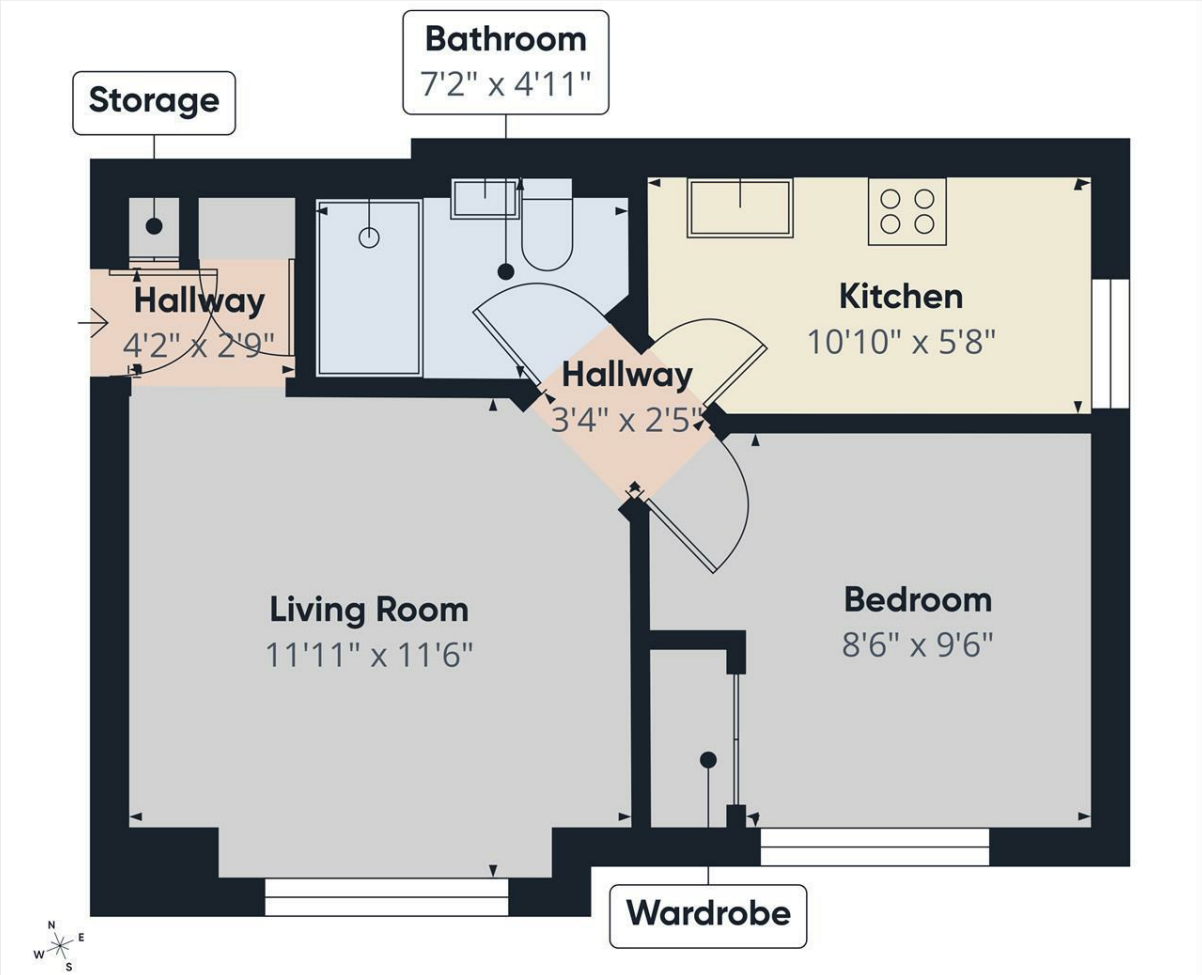
Lease Term - 999 Years from 1st January 1996

Service Charge - £60.00 per month (TBC with Solicitors)

Location

St Davids Drive is a popular and established location, within easy reach of Evesham's town centre amenities, highly regarded schools and excellent transport links to Worcester, Cheltenham and Stratford-upon-Avon. Evesham has a well-connected transport network centered on road, rail and local bus services. The town's railway station lies on the Cotswold Line, providing direct links to destinations such as London Paddington, Oxford, Worcester and Hereford, although services can be relatively infrequent. Bus services connect Evesham to nearby towns including Stratford-upon-Avon, Worcester and Tewkesbury, as well as surrounding villages, with a centrally located bus station supporting local travel.

Floor plans




Approximate total area[1]
344 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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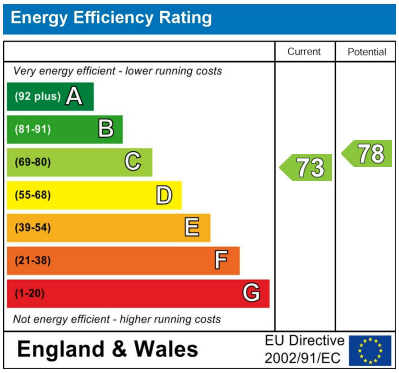


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