



Swan Lane, Evesham, WR11 4PG

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE END OF JULY - DEPOSIT ALTERNATIVE AVAILABLE ***

A one bedroom duplex flat situated in the heart of Evesham town centre, within easy walking distance of a wide range of shops, cafés, restaurants and local amenities.

Accessed via private metal gates beneath an entrance archway, the accommodation briefly comprises; communal entrance lobby with stairs rising to the first floor, private entrance hall with cloakroom comprising WC and wash hand basin, modern fitted kitchen with electric hob and oven, washer/dryer and fridge/freezer, and a spacious living room.

A staircase rises to the second floor where there is a generous double bedroom benefiting from a walk-in wardrobe and useful storage cupboards, together with an en-suite bathroom fitted with a bath and shower over.

Externally, the property benefits from communal rear courtyard gardens and a secure bicycle store. Please note the property does not include parking; however, local pay and display car parks are located nearby.

The property is offered UNFURNISHED.
Council Tax Band A.
Energy Rating C.





Key Features

- AVAILABLE END OF JULY
- Evesham
- One Bedroom
- Flat
- Unfurnished
- Communal Courtyard Garden Area
- Town Centre Location
- Council Tax Band A
- Energy Rating C
- Periodic Tenancy



Ground Floor



Floor 1



SBK Lettings

Approximate total area⁽¹⁾

453 ft²
42.2 m²

Reduced headroom

18 ft²
1.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE 360

£750 PCM