

Burford Gardens | Evesham | Worcestershire | WR11 3AJ

Guide Price £75,000

COOPER & CO

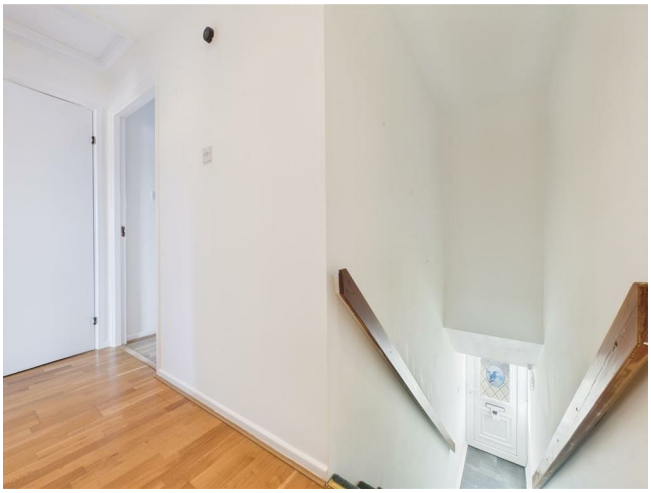
Key features

- UNIQUE OPPORTUNITY
- 1 BEDROOM 1ST FLOOR MAISONETTE
- OVER 60'S RETIREMENT RESIDENTIAL LOCATION
- INDEPENDENT LIVING
- BRIGHT OPEN LOUNGE
- FULLY EQUIPPED KITCHEN
- LARGE BEDROOM WITH STORAGE CUPBOARD
- COMMUNAL GARDENS
- OFF ROAD PARKING VIA CAR PARK
- VIEWINGS 7 DAYS A WEEK

Description

WELL PRESENTED 1 BEDROOM FIRST FLOOR MAISONETTE IN DESIRABLE OVER 60's RETIREMENT COMPLEX OF BURFORD GARDENS Internally offering 1 bedroom, generous lounge, bathroom and kitchen with plenty of storage. Externally the property benefits from first come first serve parking and communal gardens.









Front
The property is approached two ways, one via the main footpath from Burford Road, and there is a pedestrian access. Second approach is via the main car park where there is first come first serve parking spaces, of which you can then park up and walk through a pathway to gain access to the property.
Property benefits from low maintenance lawned front garden, with storage cupboard located next to the front door.

Hallway
Vinyl flooring underfoot, carpeted stairs to first floor with hand rail.

Landing
Laminate flooring underfoot, electric storage heater, access to bathroom, bedroom and lounge. Loft access.

Living Room
Laminate flooring underfoot, electric fireplace, UPVC DG window to rear aspect and electric storage heater.

Kitchen
Vinyl flooring underfoot, mix of wall and base unites surmounted by work surface, space for white goods, integrated oven and electric hob with extractor over, UPVC DG window to rear aspect. Storage Cupboard.

Bedroom
Vinyl flooring underfoot, UPVC DG window to front aspect, access to storage cupboard/wardrobe.

Bathroom
Vinyl flooring underfoot, low flush wc, stand alone hand basin, bath with shower over, heated towel rail, tiled walls.







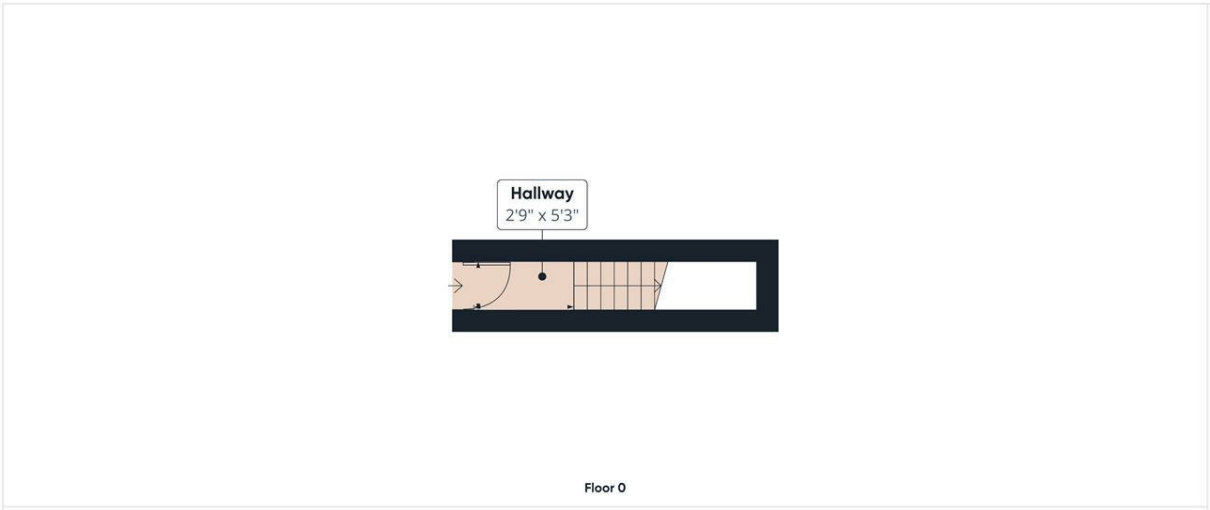


Additional Information
This property is an over 60's only.
Property is leasehold - 125 years from 24 June 1987 (TBC with solicitors)
Service Charge - Annually £2087.00 approx. (TBC with solicitors)
Full fibre broadband - recently installed.

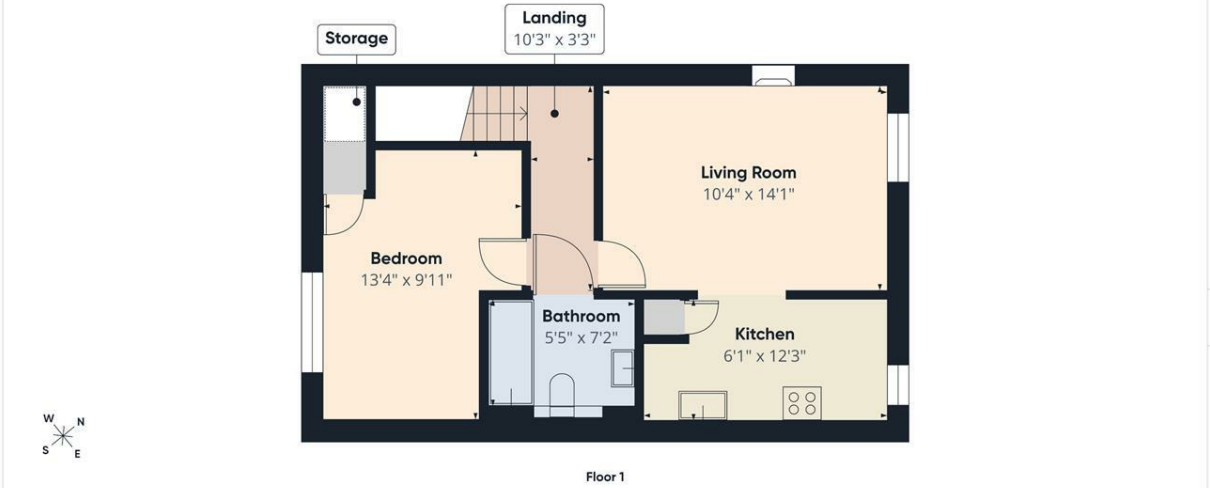
Agents Note
Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements.The cost of the checks is £30 + VAT and is 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.

Floor plans



Floor 0



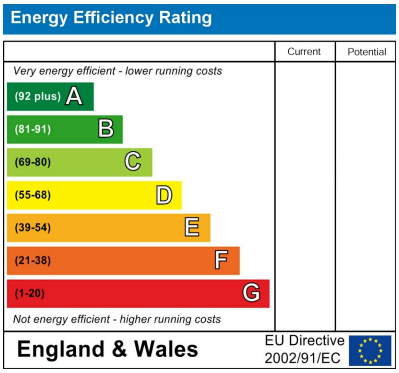
Floor 1

Approximate total area[1]
456 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.

GIRAFFE360



COOPER & CO

1 Port Street
Evesham
Worcestershire
WR11 3LA
01386 574 000
sales@cooperandcoestateagents.co.uk