



Flat 16, Fairwater Gardens Coopers Lane, Evesham, WR11 1BB

Offers over £125,000





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Evesham, WR11 1BB

- Two bedroom retirement apartment
- Impressive and generously proportioned lounge/dining room
- Modern shower room
- Electric heating and double glazing
- Communal parking
- Positioned towards the rear of the building
- Fitted kitchen with integrated appliances
- Lift and stair access
- House manager and residents lounge
- Attractive landscaped communal gardens

Located within the well-regarded Fairwater Gardens retirement development and positioned towards the rear of the building, this well-proportioned two bedroom apartment offers comfortable and manageable accommodation within easy reach of Evesham town centre.

Accessed via either lift or stairs, the apartment opens into a welcoming hallway with useful storage cupboards. A standout feature of the apartment is the impressive lounge/dining room, a generously proportioned space with two windows allowing plenty of natural light and ample room for both seating and dining furniture.

The fitted kitchen is arranged with a range of wall and base units and includes an oven, hob and extractor hood, together with dishwasher, washing machine and fridge freezer.

Both bedrooms benefit from fitted wardrobes, with the principal bedroom offering comfortable proportions. The shower room is fitted with a modern suite comprising a walk-in shower, wash hand basin and WC.

The apartment further benefits from electric heating, double glazing and fitted carpets throughout.

Fairwater Gardens provides a secure and friendly retirement setting, with a house manager, communal residents' lounge and kitchen, guest suite, laundry facilities (if required), communal parking and mobility scooter storage. The landscaped gardens are particularly attractive and provide a pleasant outdoor space for residents to enjoy.

All of this is within a short, level walk of Evesham town centre, the Regal Cinema and riverside parks. Viewing is highly recommended to fully appreciate the space and setting on offer.



Additional Information

Tenure: We understand that the property is for sale is Leasehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C
EPC Rating: B

Ground Rent – it is approx. £200 every 6 months. The service charge is approx. £385 a month

Length of Lease - 125 years from 1 April 2006

Disclaimer

Whilst we make enquiries with the Seller 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 Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. 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.

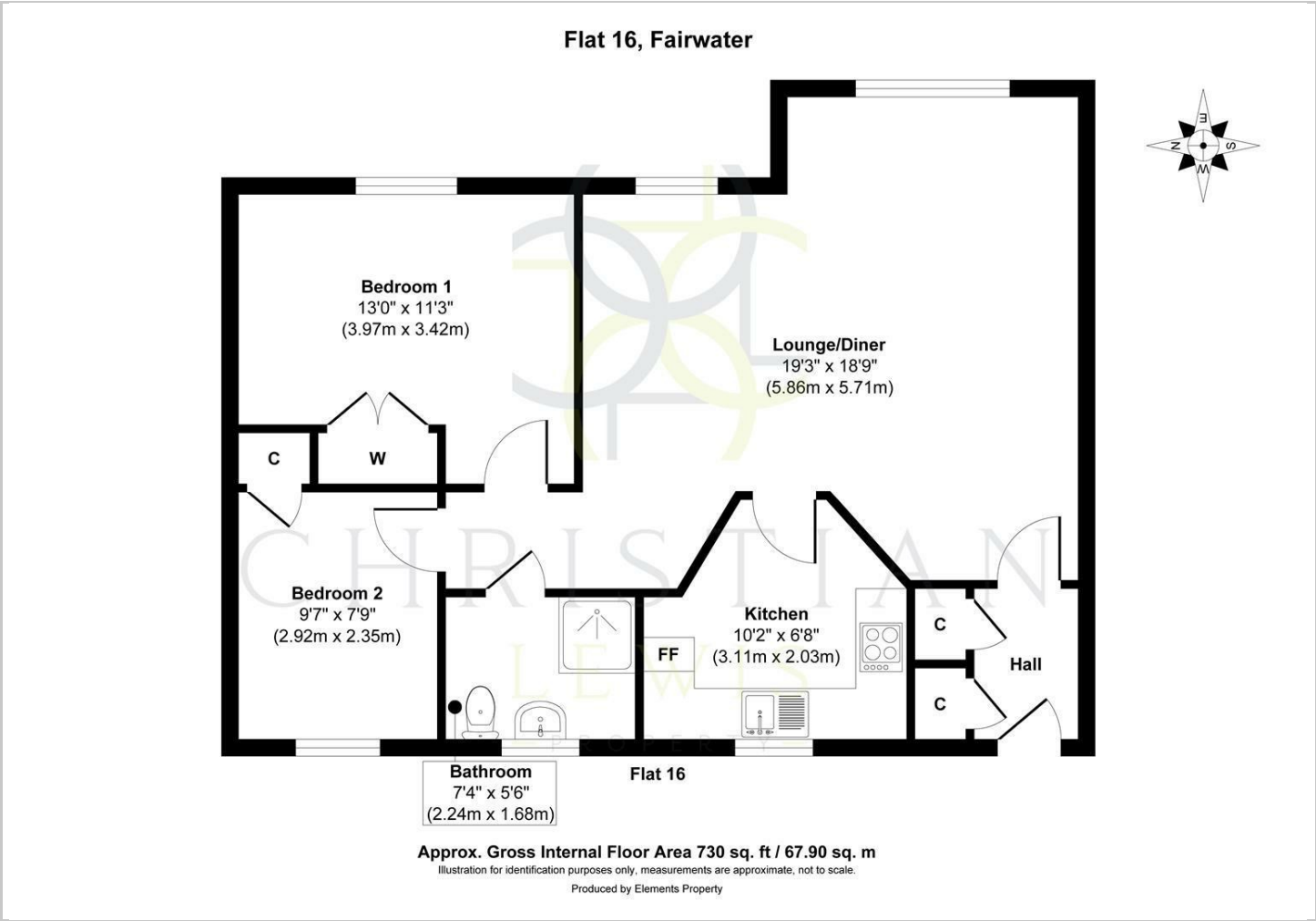
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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

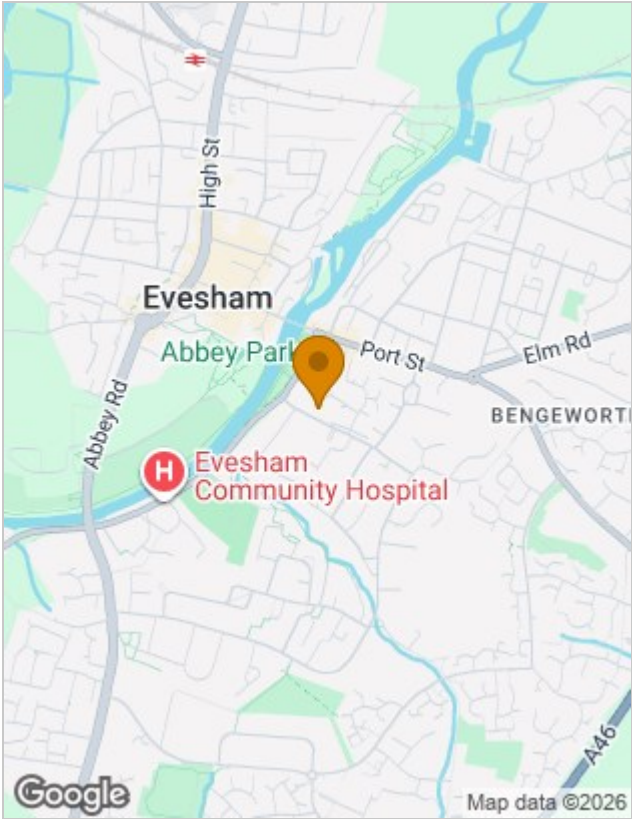


Viewing

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.

Location Map



Energy Performance Graph

