

Flat 4 The Woolpack

12 Port Street | | Evesham | WR11 1AN

Guide Price £75,000

COOPER & CO

Key features

- 1 Bedroom Apartment
- Character Features Throughout
- Investment Opportunity - Current income of circa £6480 pa
- Can be sold with Tenant in Situ at £540pcm
- Communal Garden
- Situated in the heart of Port Street
- **NO ONWARD CHAIN**
- **VIEWINGS AVAILABLE 7 DAYS A WEEK**









Description

FANTASTIC INVESTMENT OR FIRST TIME BUY OPPORTUNITY - 1 BEDROOM APARTMENT SITUATED IN THE HEART OF PORT STREET WITH GOOD SIZED COMMUNAL GARDENS AND EASY ACCESS TO LOCAL AMENITIES. CURRENTLY PRODUCING £6600 PA WITH SCOPE TO ADD VALUE. OPTION OF TENANT IN SITU
Internally boasting 1 bedroom, lounge and family bathroom and benefiting from communal entrance and shared communal gardens.

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.

Entrance Hall
Doors to Bedroom 1, Kitchen, Bathroom, and Lounge

Lounge
Carpeted flooring, radiator, 2X DG UPVC Windows to the front aspect

Kitchen
Vinyl underfoot flooring, mix of wall and base units surmounted with work surface, kitchen sink with drainer, integrated electric hobs with extractor fan over, integrated double oven, 2 spaces for white goods

Bathroom
Vinyl flooring underfoot, bath with shower over-head, wash hand basin, low flush wc,, frosted UPVC DG window

Bedroom 1
Carpeted flooring, radiator. 2X Skylight Windows

Communal Rear Garden
Secured communal laid to lawn rear garden boarded by mature plants and hedging



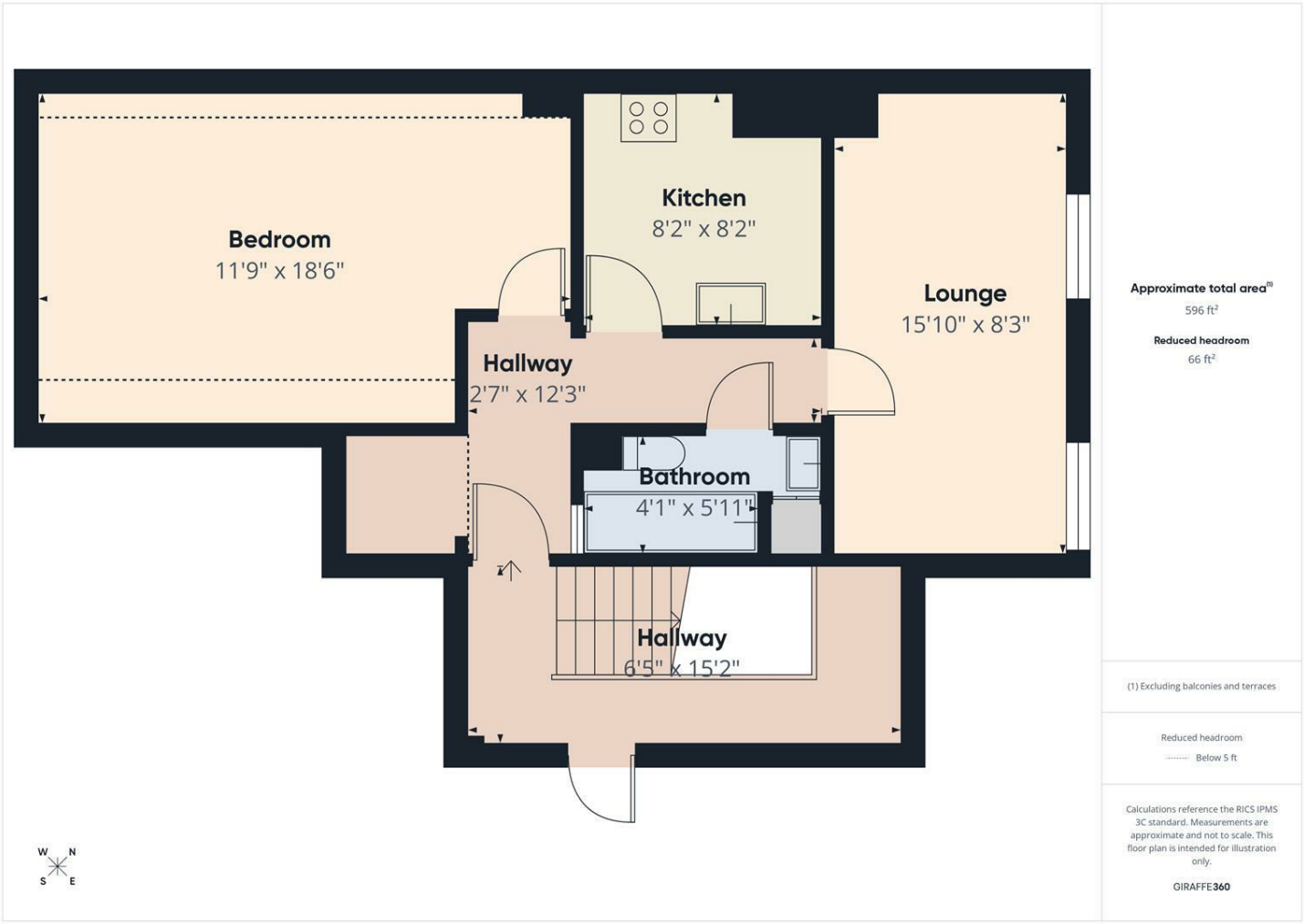


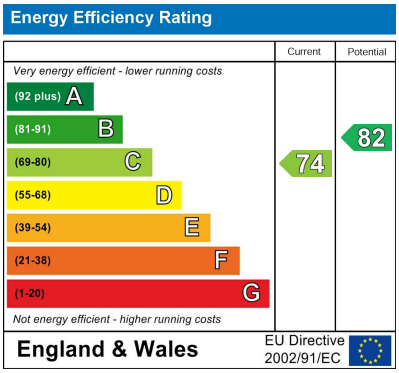

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Floor plans





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