



Bredon Court Station Road, Broadway, WR12 7DL

Guide price £100,000





Bredon Court Station Road

Broadway, WR12 7DL

- Spacious one bedroom retirement apartment
- Generous lounge/diner
- Shower room
- Highly desirable Broadway location
- Direct access from lounge to communal gardens

Spacious One Bedroom Retirement Apartment

Situated within the popular Bredon Court development in the popular village of Broadway, this spacious one bedroom retirement apartment enjoys a particularly pleasant position with direct access from the lounge to attractive communal gardens.

The property is approached via a welcoming entrance hallway, providing access to all principal rooms. The impressive lounge/diner is a real feature of the apartment, offering generous proportions and plenty of space for both comfortable seating and dining. Glazed doors open directly onto the communal gardens, providing a lovely connection with the outside space. The gardens are well established and beautifully maintained, offering a peaceful outlook.

The kitchen is fitted with a range of wall and base level units, together with an electric hob and oven.

The generous double bedroom provides plenty of space for bedroom furniture and enjoys a pleasant outlook, whilst the shower room is fitted with a walk-in shower, WC and wash hand basin.

Bredon Court provides a welcoming retirement setting with well-maintained communal areas and gardens, whilst being conveniently located for the many amenities available within Broadway. The village offers an excellent selection of independent shops, cafés, restaurants and everyday conveniences, together with beautiful surrounding countryside.

Offering generous accommodation, a particularly spacious reception room and direct access to attractive communal gardens, this is an appealing retirement apartment in a highly desirable location.



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Additional Information

Tenure: We understand that the property for sale is Leasehold. There are approx. 87 years remaining on the lease

Local Authority: Wychavon District Council

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

Annual ground rent - approx, £471.04 (£235.52 taken twice a year)

Annual service charge - approx. £2359.75

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.

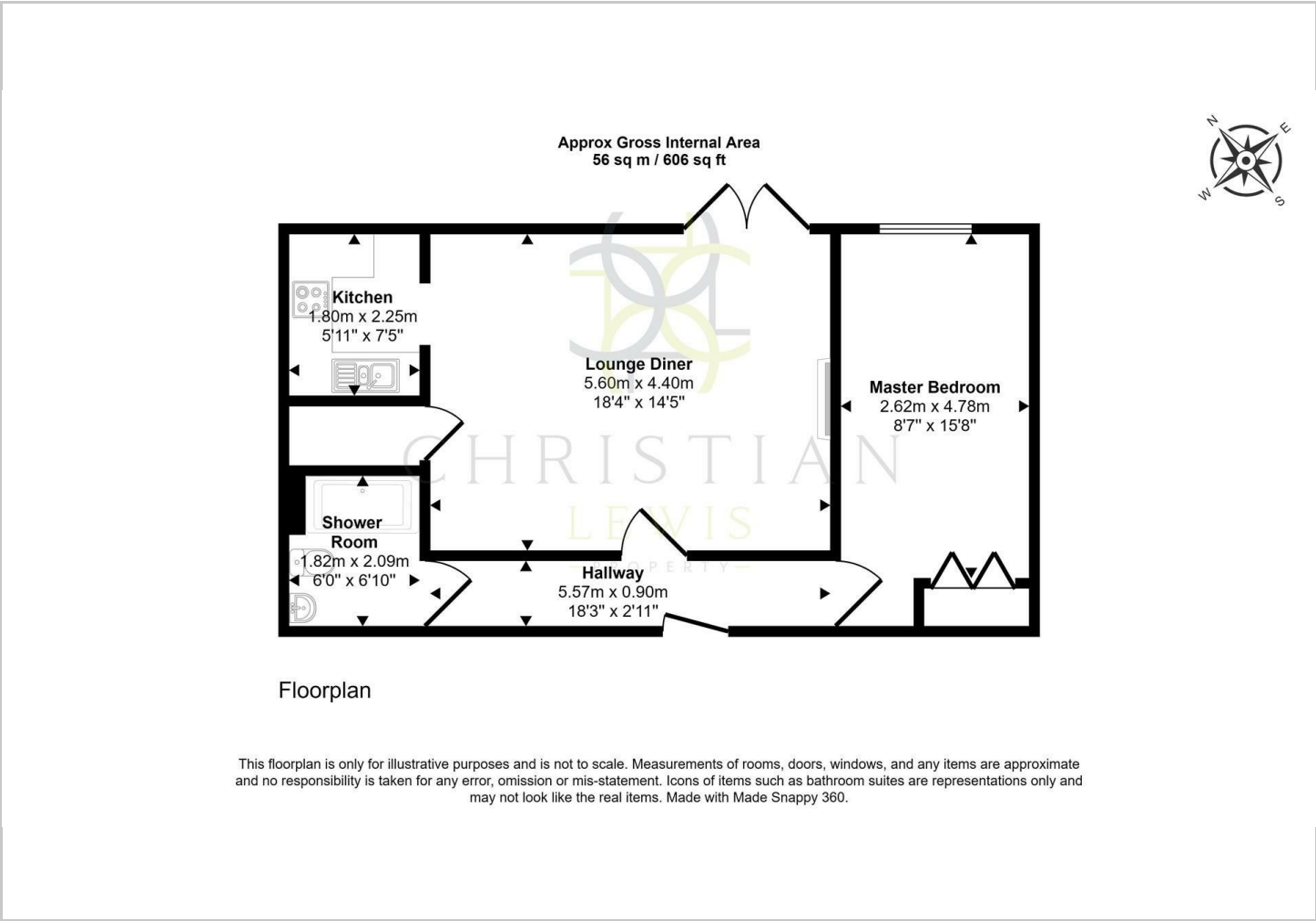
Disclaimer

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.



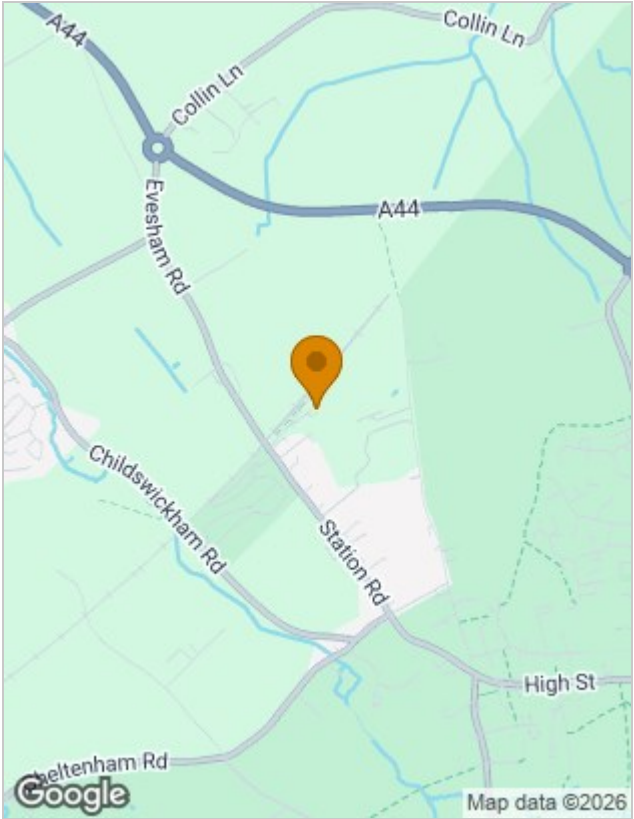


Floor Plans

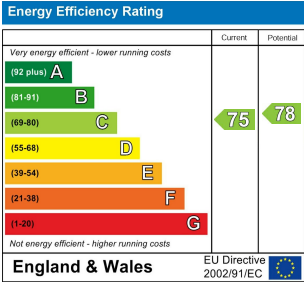


Floorplan

Location Map



Energy Performance Graph



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.