

TOWN CENTRE



Apartment

# HAWKESBURY HOUSE, EVESHAM, WR11 4HD

Asking Price

£124,500

## FEATURES

- NO ONWARD CHAIN
- Two Bedrooms
- Garage
- Allocated Parking
- Energy Performance Rating - C
- First Floor Apartment
- Located In The Town Centre
- Great For First Time Buyers Or Investors Alike
- Council Tax Band - B



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# 2 Bedroom Apartment located in Evesham

## Entrance Hall

Obscure double glazed front door, obscure double glazed window to the side aspect, double panel radiator and fitted carpet.

## Sitting Room

15'9" x 10'0"

Double glazed window to the front aspect, double glazed 'French' doors to the side aspect with 'Juliette' balcony, TV point, wood effect flooring and double panel radiator. Leads to the Kitchen

## Kitchen

11'9" x 5'9"

Double glazed window to the side aspect, range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, built in electric hob with filter hood over, built in electric oven, built in fridge/freezer, space and plumbing for a washing machine and wood effect flooring. Opens to the Sitting Room

## Bedroom One

12'4" x 8'8"

Double glazed window to the side aspect, single panel radiator and fitted carpet.

## Bedroom Two

9'3" x 6'5"

Double glazed window to the side aspect, single panel radiator and fitted carpet.

## Bathroom

Obscure double glazed window to the side aspect, white three piece suite comprising of bath with shower over, low level w/c, wash hand basin and shaver point with light.

## Tenure Leasehold

We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. 133 years remaining on the lease. Annual Ground Rent - £162. Annual Service charge - £1,717

## Council Tax Band

Currently tax band 'B' this is subject to change during the conveyance if the property has been extended since 1st April 1991

## Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the

purchase of this or any other property two forms of identification will be required. Further information is available from our office.

#### NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



Call us on

01386 257180

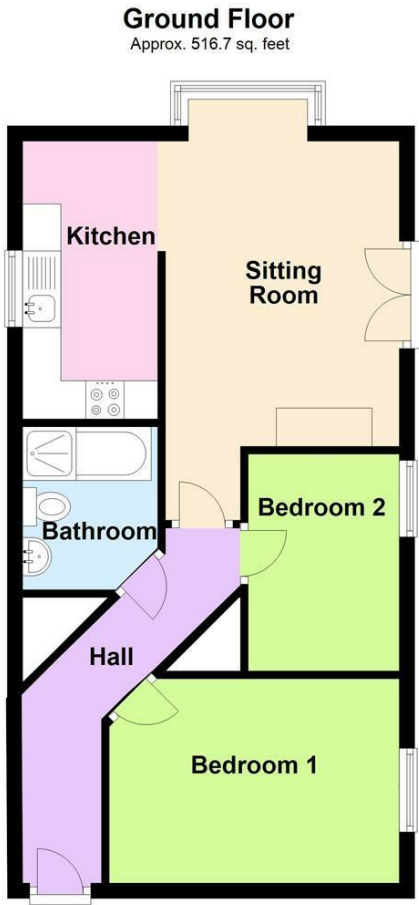
[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

Council Tax Band = B

Energy Rating = C

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Total area: approx. 516.7 sq. feet

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 80      | 80        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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