

TOWN CENTRE



Apartment

SWANS REACH, SWAN LANE, EVESHAM, WR11 4PD

Offers In Excess Of
£125,000

FEATURES

- **** UNDER OFFER **** Two Bedrooms
- Town Centre
- Bathroom
- Communal Garden
- Energy Performance Rating - C
- Ground Floor
- En-Suite to Master Bedroom
- Allocated Parking
- Council Tax Band - C



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2 Bedroom Apartment located in Evesham

Entrance Hall

Wooden front door, two storage cupboards (one housing a water tank), intercom entry system, night storage heater and fitted carpet.

Sitting Room

10' x 15'

Double glazed window to side aspect, TV point, telephone point, night storage heater, fitted carpet and leads to Kitchen.

Kitchen

8'8" x 9'4"

Double glazed window to side aspect, range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer taps and tiled splashback. Filter hood, vinyl flooring, built in electric hob, built in electric oven, space for washing machine, space for tumble dryer and space for fridge/freezer.

Bedroom One

9'8" x 9'1"

Double glazed window to side aspect, fitted triple wardrobes, night storage heater, fitted carpet and leads to Ensuite.

Ensuite

Shower cubicle, extractor fan, dual flush low level WC, pedestal wash hand basin, tiled splashback, heated towel rail, shaver point and vinyl flooring.

Bedroom Two

8'5" x 11'

Double glazed window to side aspect and fitted carpet.

Bathroom

Three piece suite comprising of dual flush WC, wash hand basin and standard bath with shower over. Heated towel rail, shaver point, extractor fan, shaver point and vinyl flooring.

Tenure Leasehold

We understand the property is for sale 'Leasehold'. There is currently 103 years remaining on the lease. Ground rent is £210 per annum and service charge is £2,300 per annum. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band

Currently tax band 'C' 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



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Ground Floor



Council Tax Band - C

Energy Performance Rating - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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