



10 Fairwater Gardens Coopers Lane, Evesham, WR11 1BB

Offers in the region of £120,000





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- Spacious one bedroom ground floor apartment
- Beautiful communal gardens
- Leasehold terms apply
- Close to amenities
- Well presented
- Retirement complex
- Chain free
- Parking
- Must be viewed
- Secure and safe environment

Fairwater Gardens is a charming and conveniently situated retirement community offering a variety of on-site amenities. These include a well-equipped laundry room, a communal lounge with a separate kitchen, a guest room, and an on-site house warden.

Each room is equipped with emergency helplines. The outdoor area features beautiful gardens with expansive lawns, walkways, and a paved terrace that overlooks an ornamental pond with a decorative fountain.

No.10 Fairwater Gardens is a ground floor apartment, which was previous a two bedroom however it has been modified to be made into a larger one bedroom apartment. The property comprises of; hall, bedroom one, bathroom, kitchen, living room through to dining room.

Outside: the development is entered via double electric gates that open to the parking area. There is covered storage for electric scooters and entrance to the main building is through a secure entry phone system. The property also enjoys a delightful well managed communal garden with an array of stocked flower borders set around lawns and established trees. An elevated sun terrace and patio provides pleasant seating areas overlooking the garden. Within the main building there is both a lounge and games room with kitchen facilities and laundry, providing washing and drying facilities.



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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 B
EPC Rating: C

Ground Rent – it is approx. £200 every 6 months, the service charge is £358.68 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.

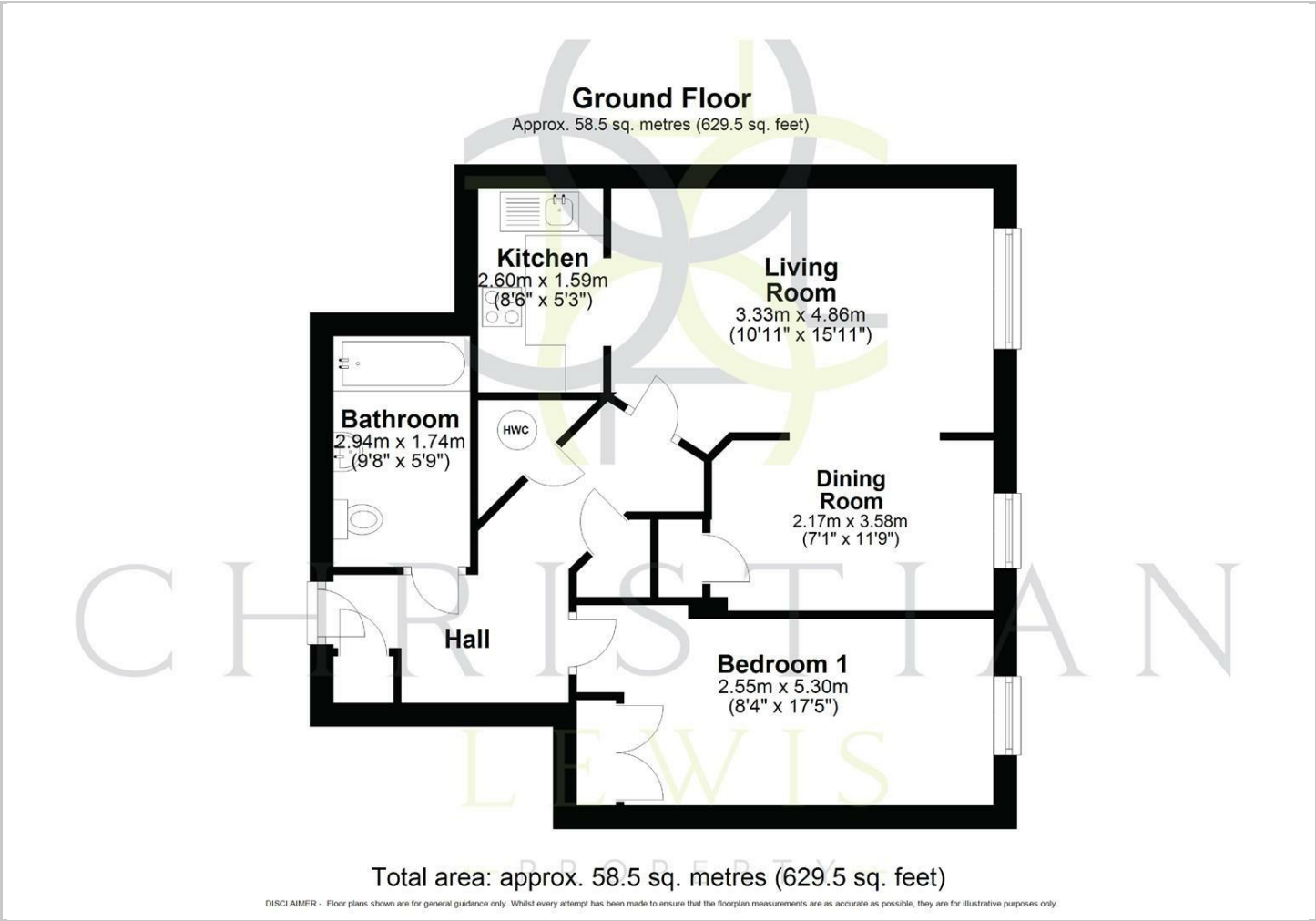
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

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Location Map



Energy Performance Graph

