

11 Sinclair Court Bewdley Street, Evesham, WR11 4AD

Offers over £85,000

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CHRISTIAN LEWIS PROPERTY



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Evesham, WR11 4AD

Offers over £85,000

- Offered for sale with no onward chain
- Bright living area with two front-facing windows
- Separate fitted kitchen
- Communal car park to the rear
- First-floor studio flat at Sinclair Court
- Recessed sleeping area that can be screened off
- Bathroom with shower over the bath
- Close to Evesham town centre

Situated at Sinclair Court, close to Evesham town centre, this first-floor studio flat is offered for sale with no onward chain. With a separate kitchen, a defined sleeping area and communal parking to the rear, it would make a practical first home for someone looking to have the town's shops and amenities close by.

The standout feature is the main studio room, where two front-facing windows bring in plenty of natural light. The layout gives you space to arrange a comfortable lounge, while the recessed sleeping area can be screened off to create a more private space at the end of the day.

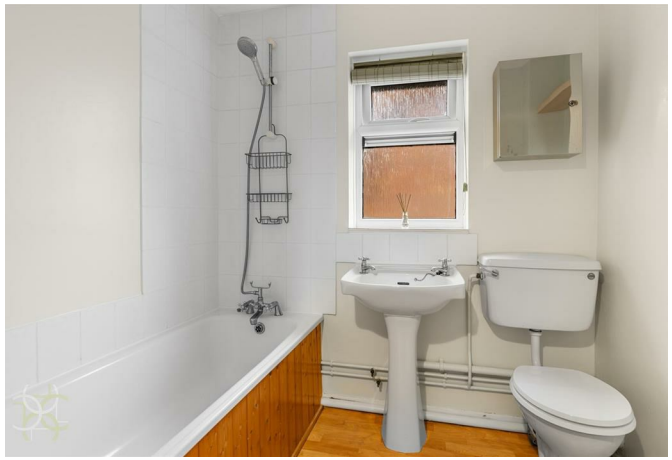
The separate kitchen is fitted with wood-effect wall and base units, with worktops on three sides providing plenty of space. Off the entrance hall, there's a built-in storage cupboard and a bathroom fitted with a bath and shower over.

Externally, there is a communal car park to the rear of the building, and Waitrose is close by for day-to-day shopping.

This is a great opportunity to secure a chain-free home close to the centre of Evesham. Early viewing is highly recommended!







Additional Information

Tenure: We understand that the property for sale is Leasehold. There are approx. 91 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 A
EPC Rating C

Ground rent is approx. £10
Service charge is approx. £480

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 £60 (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.

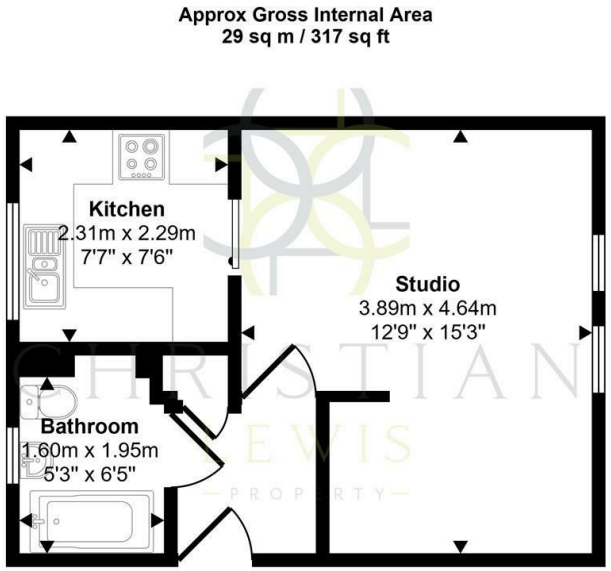
Disclaimer

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.




WAITROSE

Floor Plans



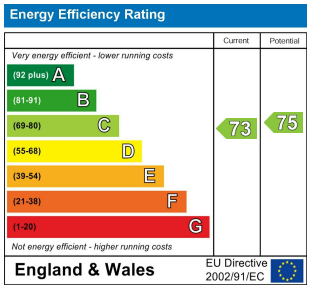
Studio

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk