



10 Vale House Common Road, Evesham, WR11 4QX

Offers over £135,000



CHRISTIAN  
LEWIS  
PROPERTY



CHRISTIAN  
LEWIS

Offers over £135,000

# 10 Vale House Common Road

Evesham, WR11 4QX

- Second floor apartment
- Bright lounge/diner
- Within walking distance of Evesham town centre
- Early viewing is highly recommended
- Two bedrooms
- Private balcony overlooking the river
- Ideal for first-time buyers, investors or downsizers
- Allocated parking

Located on the second floor, this well-presented two-bedroom apartment offers comfortable, low-maintenance living within easy walking distance of Evesham town centre and its amenities.

The accommodation is arranged around a central hallway and comprises a bright lounge/diner with direct access to a private balcony, enjoying pleasant views over the river — an ideal spot for morning coffee or evening relaxation. Adjacent to the living space is a fitted kitchen, thoughtfully laid out to maximise storage and worktop space.

There are two bedrooms, both suitable for use as sleeping accommodation or home office space, along with a modern family bathroom.

The apartment benefits from a practical layout throughout, making it well suited to first-time buyers, investors, or those seeking a convenient town-centre base. The added balcony with river outlook provides a standout feature rarely found at this level.

Early viewing is highly recommended to fully appreciate the accommodation on offer.



## Additional Information

Tenure: We understand that the property for sale is leasehold with approx. 105 years remaining on the lease.

Annual ground rent: £195

Annual service charge: £1,400

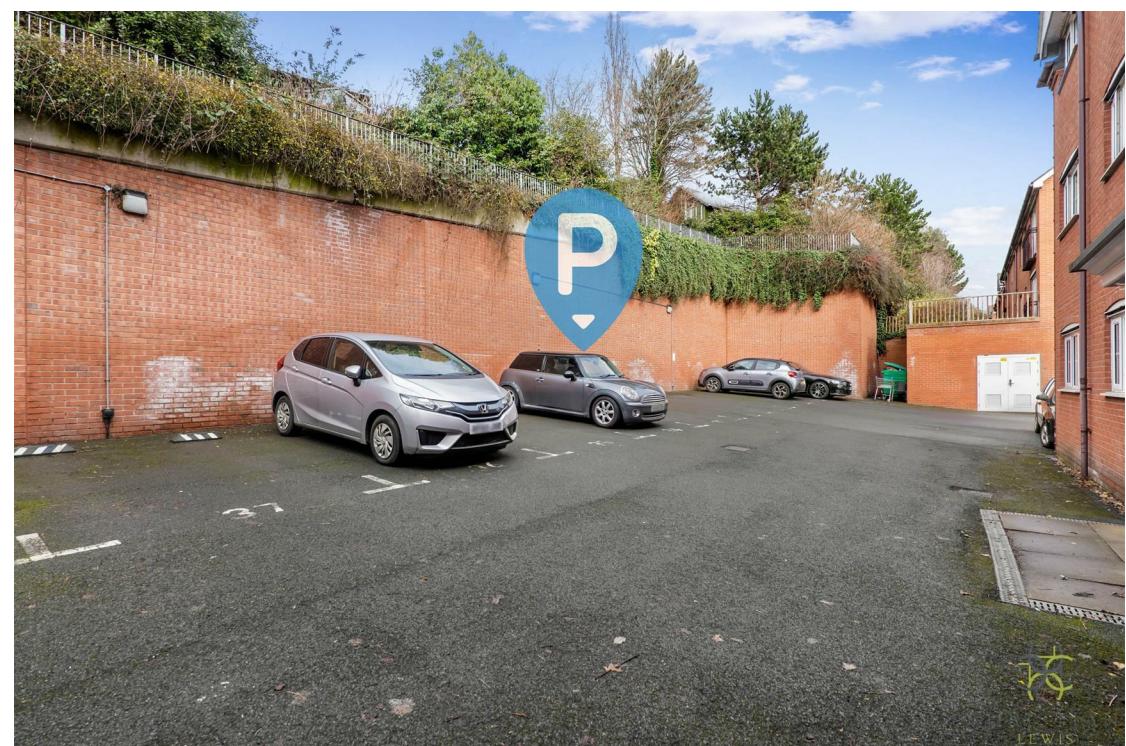
Local Authority: Wychavon District Council

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

EPC Rating C

## Disclaimer

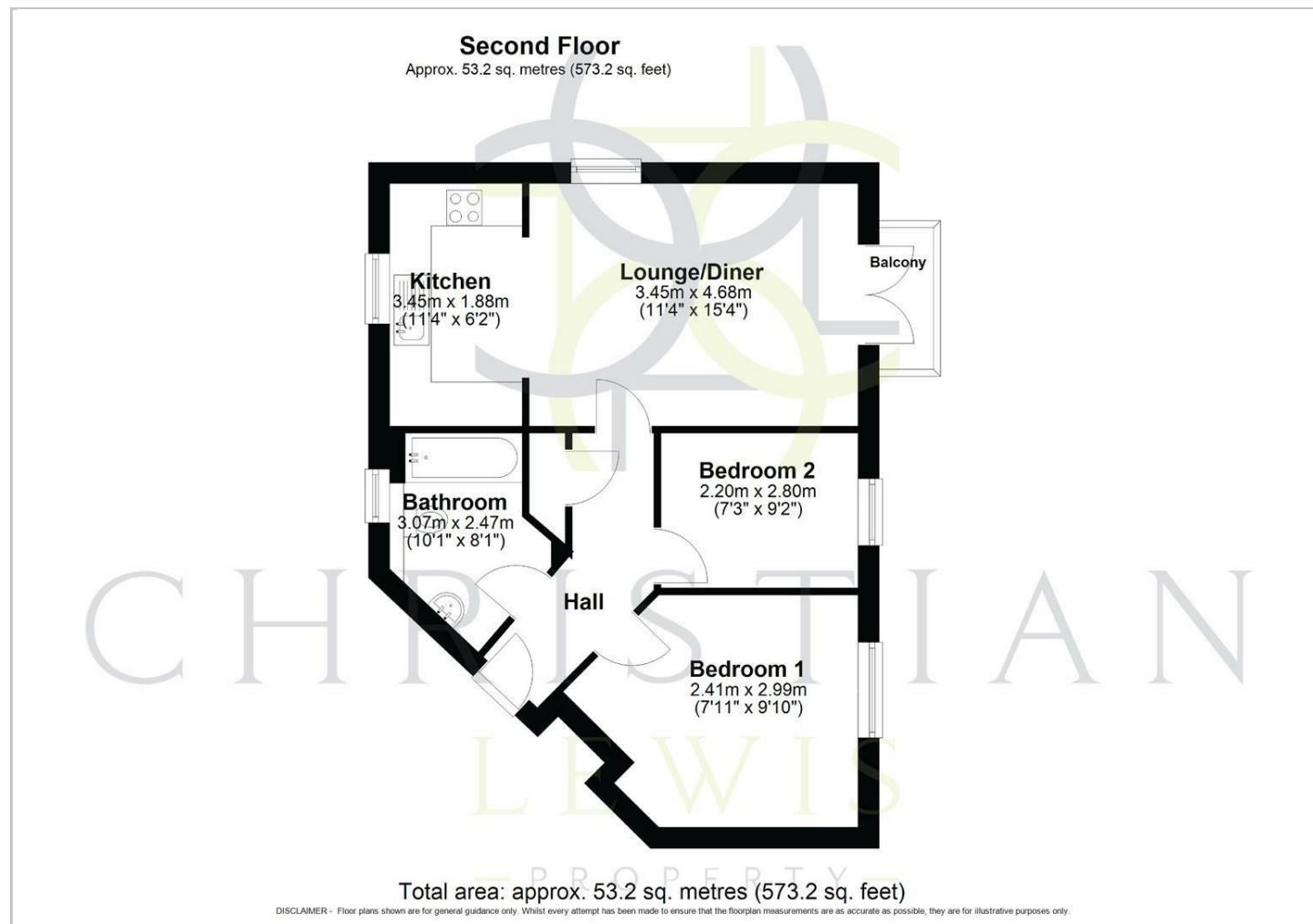
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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.





FRS

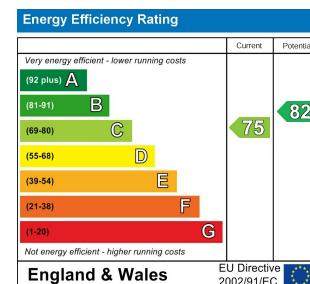
## Floor Plans



## 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.