



Leggett & James

The Vale of Evesham Property Experts



46 Homesmith House

St. Marys Road, Evesham, WR11 4EH

Asking Price £65,000



Set in a popular residential retirement village in the convenient heart of Evesham, this first floor apartment is a superb example and enjoys a pleasing southerly facing view of the delightful communal gardens.

The apartment has enjoyed the stylish refurbishments to both the kitchen and the shower room, which both now offer contemporary modern fittings.

The property is available with no onward chain and viewing is highly recommended when considering this location, as the apartment is certainly one of the best.



In the main reception, there is access to the building services office and to the communal room, where a host of activities take place that you can be as much or as little a part of as you please. The building also offers a residents laundry, well tended communal gardens and covered charge points for motobility scooters.

The development has a minimum entry age limit to live in Homesmith House, that we believe to be 60.

Parking is available on site but these spaces have to be applied for through the building services management.

Access to the building is via a secure door with an entry phone for visitors or key fob for residents.

There is a lift in the building and a staircase that will take you to the first floor.

From the communal hallway a front door opens to the apartment hall with a door to the Airing Cupboard, which provides storage and houses the electric water heater.

Doors lead off to:

with a double glazed window enjoying an elevated view over the communal gardens and looking towards Evesham town. There are wall light points, a TV connection and an electric panel radiator. An archway opens to:

refitted with a stylish modern range of cupboards, drawers and work surfaces, a four ring electric cooker hob with an extractor hood above and a raised twin oven. There is also a single drainer sink unit, all of which is complemented by decorative tiling.

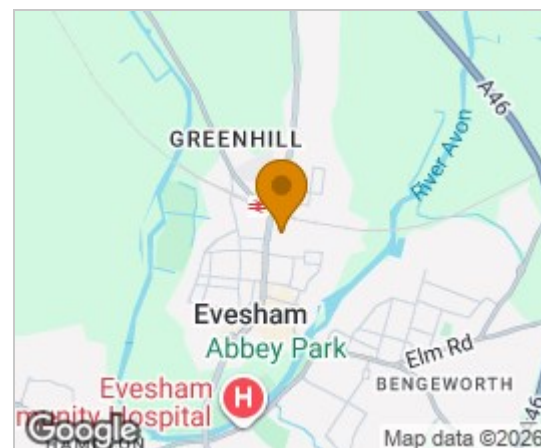
also enjoying a double glazed window with an elevated view over the gardens towards the town, wall light points, a built in double wardrobe and a wall mounted electric panel radiator.

having been refurbished with a stylish modern white suite comprising a low level WC, a vanity wash basin with a cupboard below and an illuminated mirror, along with a generous walk in shower enclosure with a glass splash screen and a hot water shower.

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

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"Where aerial or drone imagery is used, this is undertaken in compliance with Civil Aviation Authority (CAA) regulations. Images are captured from a lawful vantage point and are intended to showcase the property and its setting only."



GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

The ground floor plan features a central **COMMUNAL HALLWAY** and a **HALL**. To the left of the hallway is a **SHOWER ROOM** (6'7" x 5'4" / 2.00m x 1.62m) containing a shower, toilet, and sink. Below the shower room is a **CUPBOARD**. To the right of the hallway is a **KITCHEN** (7'3" x 5'4" / 2.22m x 1.62m) with a sink, stove, and refrigerator. Below the kitchen is a **CUPBOARD**. The **LIVING ROOM** (15'6" x 10'6" / 4.72m x 3.20m) is located on the right side of the plan. The **BEDROOM** (12'0" x 8'8" / 3.65m x 2.64m) is located on the left side of the plan. The plan also shows a **SP.** (store) and a **FR.** (front door).

SHOWER ROOM
6'7" x 5'4"
2.00m x 1.62m

COMMUNAL HALLWAY

HALL

CUPBOARD

KITCHEN
7'3" x 5'4"
2.22m x 1.62m

LIVING ROOM
15'6" x 10'6"
4.72m x 3.20m

BEDROOM
12'0" x 8'8"
3.65m x 2.64m

SP.

FR.

HOMESMITH HOUSE, EVESHAM, WR11 4EH

TOTAL FLOOR AREA: 523 sq.ft. (48.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the finished finished floor, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The services shown are approximate and should not be relied upon and no guarantee as to their quantity or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		84	88
England & Wales		EU Directive 2002/91/EC	

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