



Flat 4, Hillcrest Broadway Road, Evesham, WR11 3HG

Guide price £240,000





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Evesham, WR11 3HG

- Two double bedrooms and renovated to a high standard
- Chain free
- With balcony and outside space with far reaching views
- Long lease

A RENOVATED TOP FLOOR APARTMENT WITH BALCONY AND JUST SHY OF 1,000SQFT - THE IDEAL LOCK UP AND LEAVE!

Set within an attractive period property, this spacious first-floor apartment enjoys a highly sought-after position just off Broadway Road. Combining generous proportions with charming character features, the property offers an appealing blend of classic style and modern comfort.

The accommodation comprises a substantial and light-filled lounge, ideal for both relaxing and entertaining, alongside two well-proportioned double bedrooms. A family bathroom serves the apartment, while the kitchen/diner is fitted with a range of units and provides ample space for dining, making it a practical and sociable area of the home.

The apartment benefits from uPVC double glazing and central heating throughout, ensuring comfort and efficiency year-round. High ceilings enhance the sense of space, while the striking staircase entrance adds to the property's distinctive charm and period appeal.

A standout feature is the balcony, which spans the full width of the apartment, offering an excellent outdoor space to enjoy fresh air and unwind.

With its combination of character, space, and a desirable location, this impressive apartment presents a fantastic opportunity and is not to be missed.



Additional Information

Additional Information - Tenure: Leasehold - Share of Freehold (999 years from 01/01/2007)

Charges: Service Charges Required

Local Authority: Wychavon District Council

Council Tax Band: A

EPC Rating: C

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.

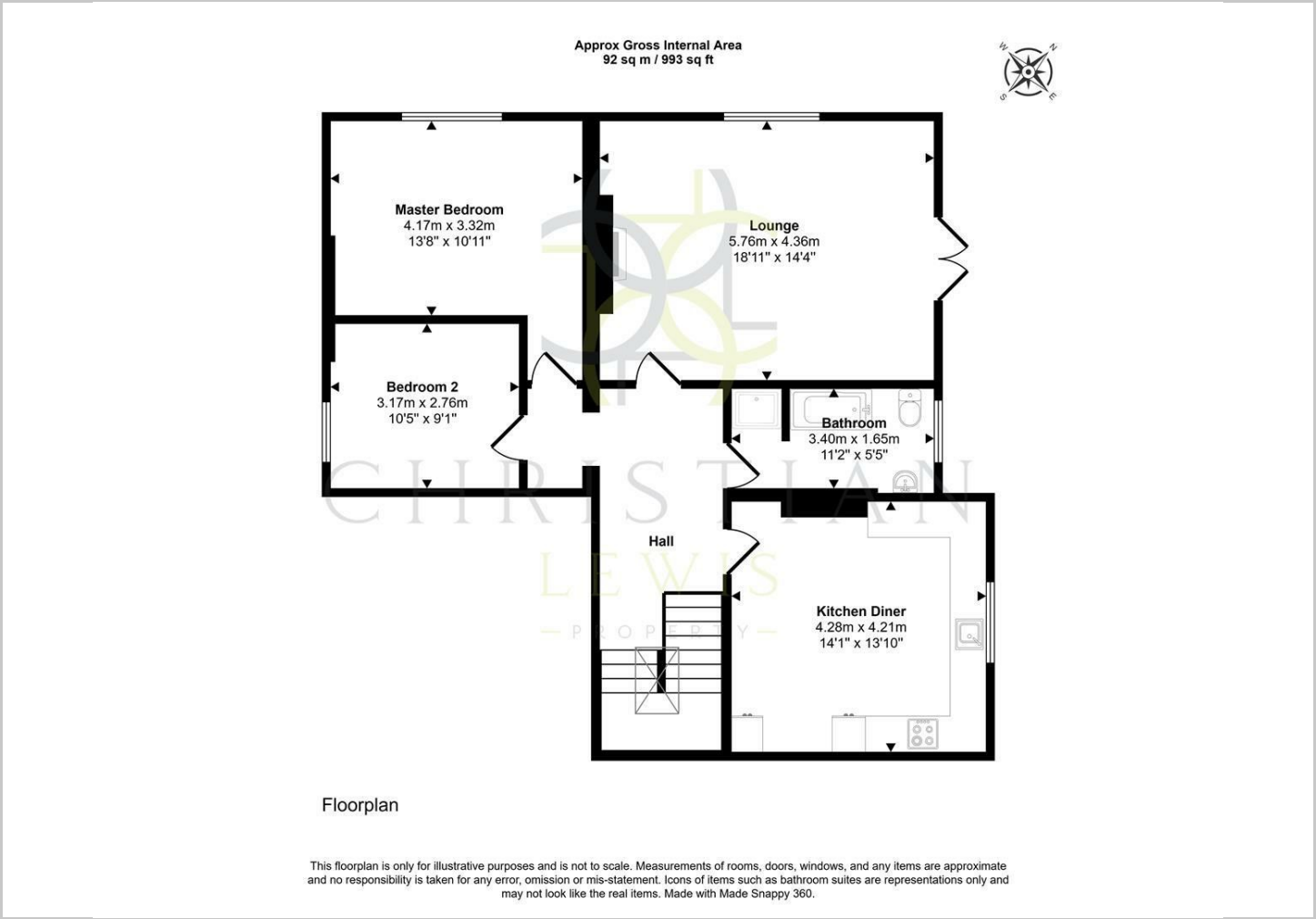
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







Floor Plans

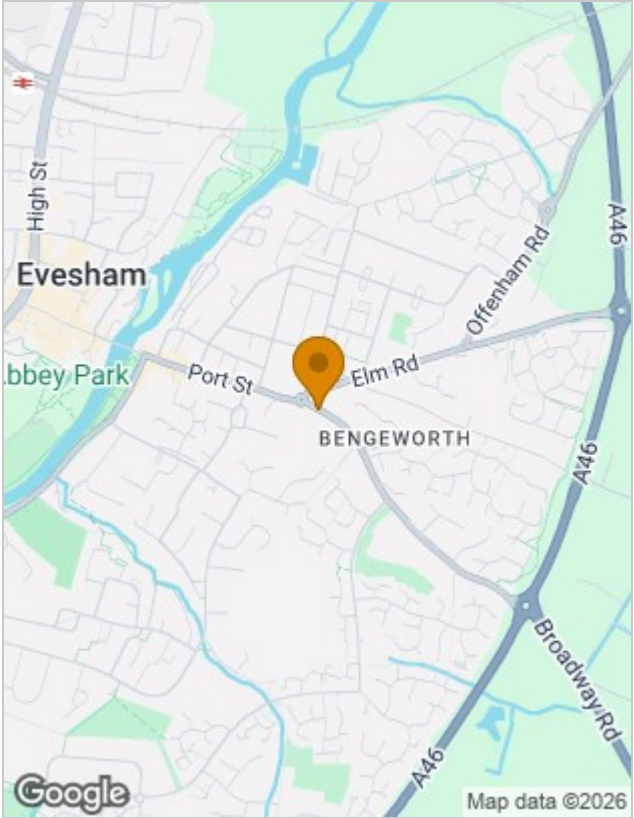


Viewing

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.

Location Map



Energy Performance Graph

