

TWO BEDROOMS



Apartment

# GOODWIN GARDENS, EVESHAM, WR11 3DP

Asking Price  
**£115,000**

## FEATURES

- Two Double Bedrooms
- Modern
- Central Location
- Open Plan Living
- Energy Performance Rating - B
- First Floor Apartment
- Double Glazed and Centrally Heated
- Well Presented
- Council Tax Band - B



**AVON**  
ESTATES

# 2 Bedroom Apartment located in Evesham

## Open Plan Living Space

24'4" x 12'3"

Two double glazed windows to the front aspect, wood effect flooring, double panel radiator, a range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, built in electric hob with filter hood over, built in electric oven and space for a fridge/freezer. Leads to all Rooms.

## Bedroom One

11'1" x 8'2"

Double glazed window to the rear aspect, fitted carpets and single panel radiator.

## Bedroom Two

Double glazed window to the rear aspect, fitted carpets and single panel radiator.

## Bathroom

Obscure double glazed window to the rear aspect, bath with shower over, dual flush low level w/c, pedestal wash hand basin and tiled floor.

## Tenure Leasehold

We understand the property is for sale 'Leasehold'. 125 Year Lease with 109 years remaining. Ground rent £500 per annum. Maintenance charges £40 per month/ Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

## Council Tax Band

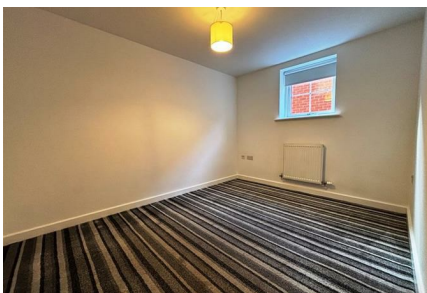
Currently tax band 'B' this is subject to change during the conveyance if the property has been extended since 1st April 1991

## Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

## NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



HEAD OFFICE SALES | 7 VINE STREET, EVESHAM, WORCESTERSHIRE, WR11 4RE

Call us on

**01386 257180**

[sales@avonestates.net](mailto:sales@avonestates.net)

[www.avonestates.net](http://www.avonestates.net)

Council Tax Band - B

**Energy Performance Rating - B**

AVON  
ESTATES

## GROUND FLOOR

APPROX. 53.6 SQ. METRES (576.6 SQ. FEET)



TOTAL AREA: APPROX. 53.6 SQ. METRES (576.6 SQ. FEET)

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            | 82      | 82                         |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

AVON  
ESTATES