



45 Swan Lane, Evesham, WR11 4PD

Guide price £159,950



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—PROPERTY—



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# 45 Swan Lane

## Evesham, WR11 4PD

- First-floor apartment
- Spacious lounge/diner featuring large bay window
- Stylish family bathroom
- Convenient location close to Evesham town centre and amenities
- Principal bedroom with modern en-suite shower room
- Contemporary fitted kitchen
- One allocated parking space
- Ideal first-time purchase, downsize or investment opportunity

A beautifully presented first floor apartment offering generous living space, two bedrooms and an en-suite, situated in a well-maintained development with allocated parking.

Flat 5, 45 Swan Lane is a superbly appointed first floor apartment extending to approximately 741 sq ft, ideal for first-time buyers, downsizers or investors alike.

The accommodation is centred around a bright and spacious lounge/diner, enhanced by a large bay window which floods the room with natural light and provides ample space for both relaxing and entertaining. Double doors lead through to a modern fitted kitchen, thoughtfully designed with an integrated dishwasher, double oven and InSinkErator, along with excellent storage and worktop space.

Both bedrooms are generously sized and benefit from built-in wardrobes, with the principal bedroom further complemented by a stylish en-suite shower room. A contemporary family bathroom serves the remainder of the apartment.

The current owners have installed new blinds throughout along with a new hot water cylinder, adding further peace of mind for incoming purchasers.

Externally, the property enjoys access to well-kept communal gardens and benefits from one allocated parking space, in addition to visitor parking.

Positioned within easy reach of local amenities and Evesham town centre, this attractive apartment combines space, presentation and practicality in equal measure.

Early viewing is highly recommended.



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### Additional Information

**Tenure:** We understand that the property for sale is leasehold with approx. 102 years remaining on the lease.

**Annual ground rent:** £210

**Annual service charge:** £2,500

**Local Authority:** Wychavon District Council

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

**EPC Rating** B

### 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.





## Floor Plans



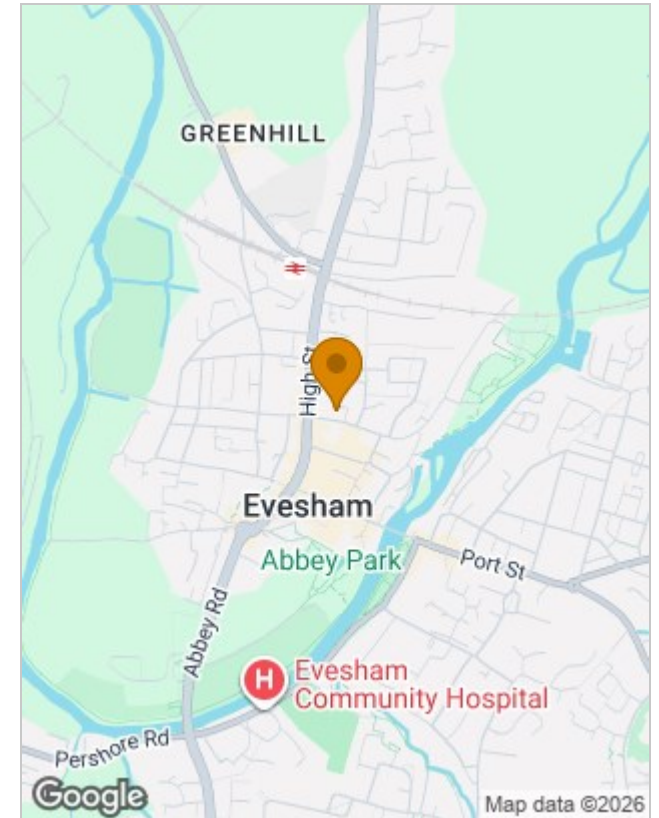
## Viewing

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.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	86
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	