



Flat 11, 46 Greenhill, Evesham, WR11 4LR

Asking price £179,950



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# Flat 11, 46 Greenhill

Evesham, WR11 4LR

- A beautifully presented top floor apartment with far reaching views
- Two double bedrooms
- Over 830sqft
- Located in the period building of Greenhill House
- Well stocked and kept communal gardens
- Walking distance into Evesham and to the train station

A characterful period apartment ideally positioned within walking distance of Evesham town centre.

Originally constructed in the mid-19th century, Greenhill House is an impressive Victorian property that retains a wealth of original architectural features, including decorative Wedgwood detailing and an elegant atrium, reflecting the building's rich heritage.

Apartment 11 benefits from its own private entrance hall, incorporating a useful study or storage room and a practical alcove with plumbing for a washing machine, along with space for coats and footwear. A short internal staircase leads up to the generously proportioned living room, which showcases original exposed beams and enjoys far-reaching views towards Broadway Tower, Bredon and Cleeve Hills.

The open-plan living space is filled with charm and natural light, seamlessly connecting to the fitted kitchen. The kitchen is well appointed with a double oven, integrated fridge/freezer, hob, and tall oven, while a large Velux window provides attractive rooftop views across Greenhill. Accommodation is completed by two bedrooms, comprising a comfortable double and a smaller double bedroom. A well-sized bathroom features a modern suite.



#### Additional Information

Service charge/maintenance £2,788 per annum and includes a communal cleaner and gardener, household areas sinking fund etc.

Gas, electric and water mains services are connected.

Council Tax Band - B

EPC - E

Wychavon District

Leasehold - 144 years left

#### Greenhill House & Gardens

A particular highlight of Greenhill House is its impressive, mature, and highly private communal gardens. Beautifully maintained and thoughtfully designed, the grounds are predominantly laid to lawn and enhanced by clipped evergreen shrubs, established trees, and winding pathways that create a peaceful, park-like setting. Numerous seating areas are positioned throughout the gardens, offering residents quiet spaces to relax and enjoy the surroundings, including the presence of striking historic fir trees that add to the estate's character and sense of heritage.

This unique apartment is located within the highly regarded private estate of Greenhill House and Gardens, a unique multi-aged development offering residents the rare benefit of beautifully maintained communal grounds. The estate fosters a strong sense of community, with regular social and communal events hosted within the gardens, all of which can be enjoyed year-round.

The property further benefits from designated resident and visitor parking. Pets are not permitted unless expressly authorised by the freeholder.

#### 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.



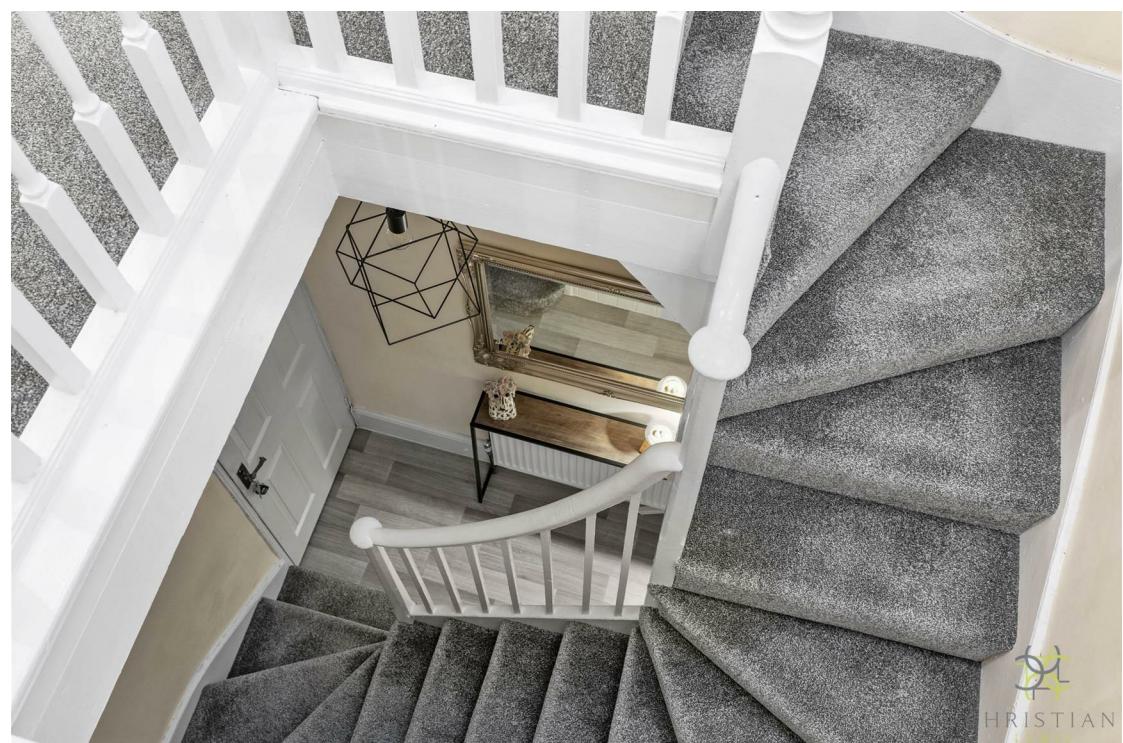
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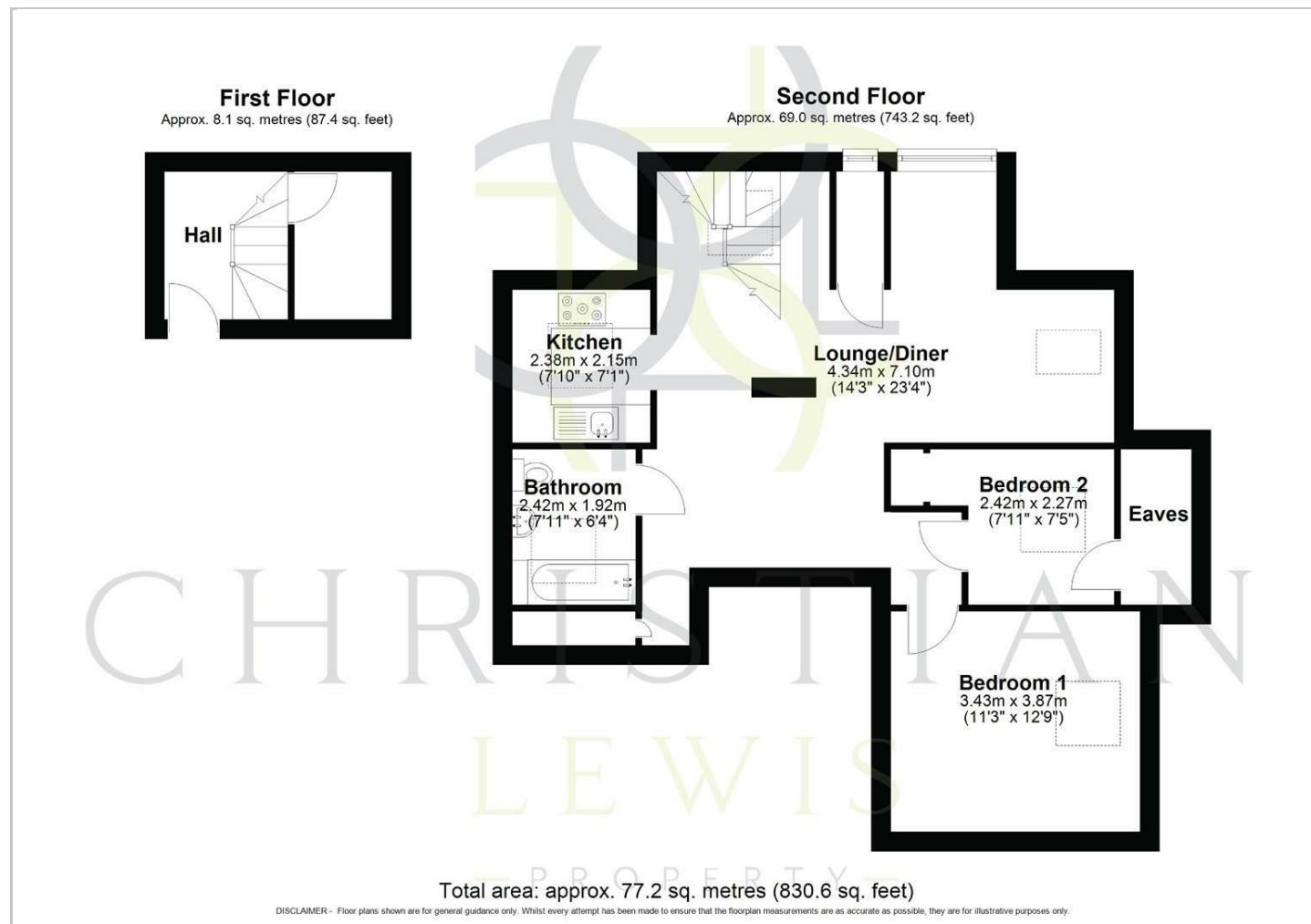


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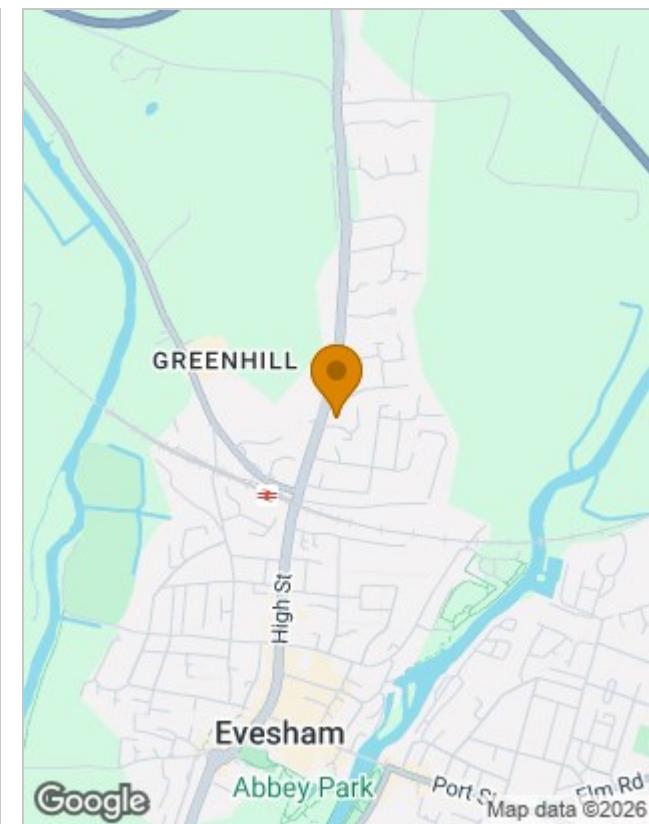


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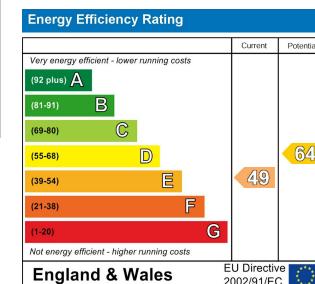
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Lettings 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.