



Flat 4, Barclays House Oat Street, Evesham, WR11 4PJ

Offers over £130,000



CHRISTIAN  
LEWIS  
PROPERTY



Offers over £130,000

# Flat 4, Barclays House Oat Street

Evesham, WR11 4PJ

- Ideal investment opportunity
- First floor apartment
- Bright open-plan lounge/kitchen
- Centrally located property
- Tenant in situ
- 2 bedrooms
- Contemporary fitted kitchen with integrated appliances
- Within easy reach of shops and amenities

Ideal Investment Opportunity | Tenant in Situ

Ideally positioned just off Evesham High Street, this well-presented first floor flat offers stylish, low-maintenance living in a highly convenient central location, within easy reach of local amenities, shops, cafés, and transport links.

The accommodation is centred around a bright and well-presented open-plan lounge and kitchen area, creating an inviting space ideal for both everyday living and entertaining. The contemporary kitchen is fully equipped with a range of integrated appliances, including a fridge/freezer, oven, hob with extractor fan, and a slimline dishwasher, providing both practicality and a sleek finish.

The property benefits from two well-proportioned bedrooms. Completing the accommodation is a stylish bathroom fitted with a shower over the bath, combining comfort with functionality.

The property is currently tenanted, making it an ideal turnkey investment opportunity for landlords seeking immediate rental income. Early viewing is highly recommended to appreciate the location and quality of accommodation on offer.



## Additional Information

Additional Information - Tenure: We understand that the property is Leasehold

Annual Ground Rent £199 payable yearly

Service Charge £200 per month

Approx 995 years remaining on the lease

Local Authority: Wychavon District Council

Council Tax Band: A

EPC Rating: D

## Disclaimer

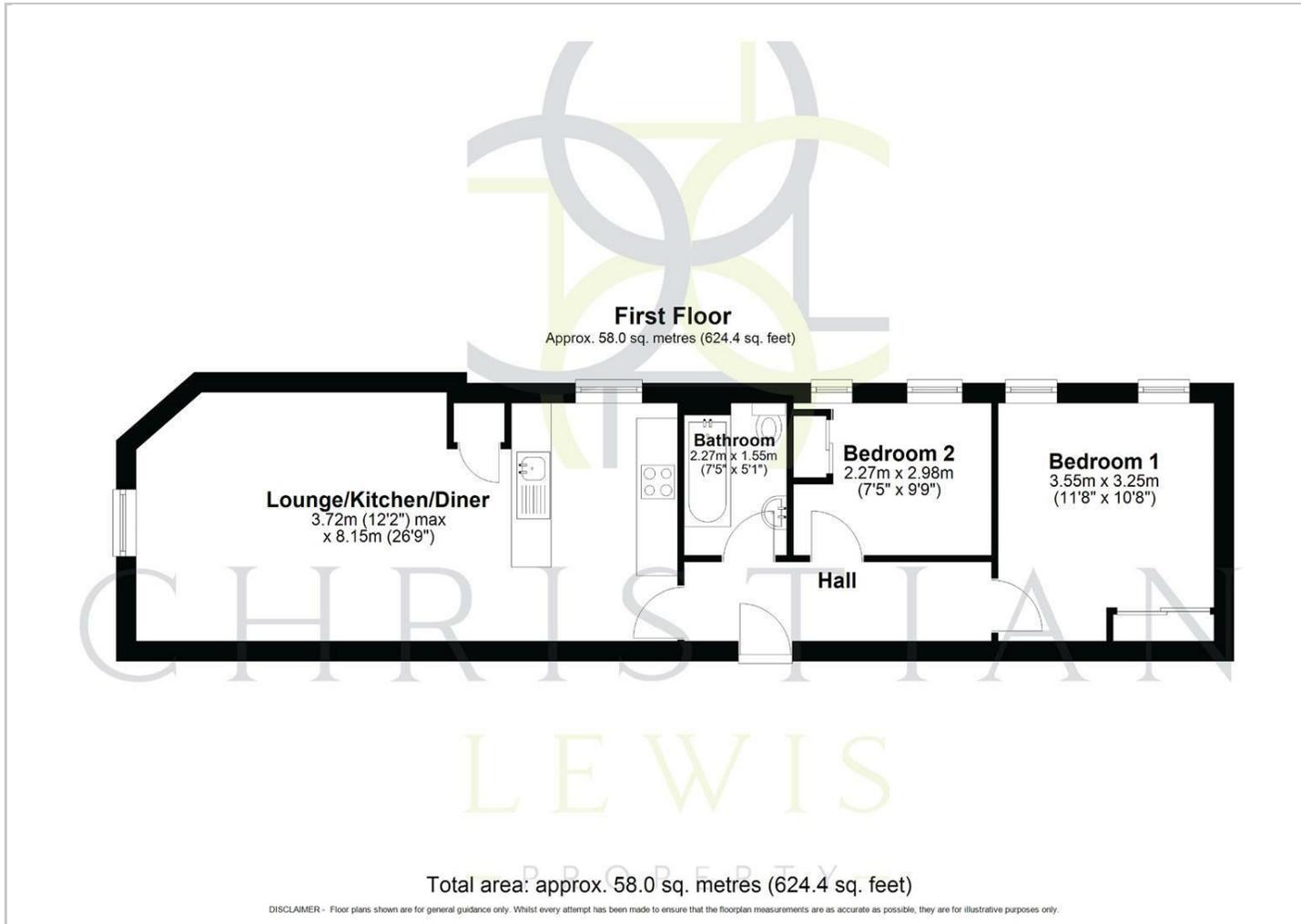
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## Floor Plans



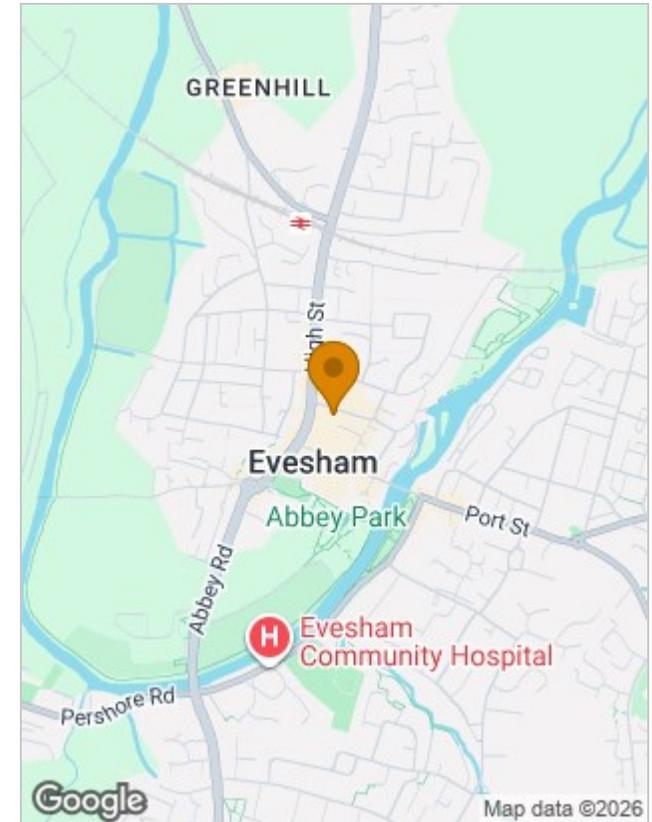
## Viewing

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

