



## 11 Conduit House Rynal Place

, Evesham, WR11 4QT

Offers over £125,000



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Modern 2-Bedroom Apartment in Evesham – Walking Distance to Town Centre

Located just a short stroll from Evesham's vibrant town centre, this well-presented ground-floor apartment offers the perfect blend of comfort, convenience, and style.

Spanning 534 sq ft, the property features two spacious double bedrooms, a bright lounge/kitchen/diner with Juliet balcony, a modern family bathroom, and a handy storage cupboard. The open-plan living space creates a welcoming atmosphere, while the Juliet balcony invites in natural light and fresh air.

Neatly finished throughout, this home is move-in ready and includes allocated parking for one car. Ideal for first-time buyers, downsizers, or investors looking for a prime location, it's a property that combines low-maintenance living with easy access to local shops, cafes, and transport links.



### Additional Information

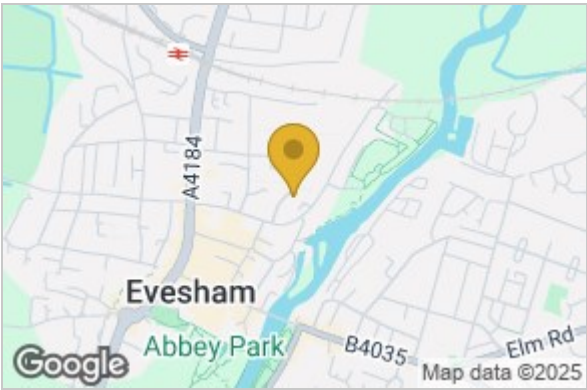
Tenure: We understand that the property is for sale Leasehold with a total of 106 years remaining on the lease  
The Management fees are payable to Loveitts Longlease and are £716.61 payable once every six months (£119pm)  
The Freeholder is "Freehold Managers PLC" and £95 is payable to them once every six months (£15.83pm).  
Local Authority: Wychavon District Council  
Council Tax Band: We understand that the Council Tax Band for the property is Band B  
EPC Rating: C

### Disclaimer

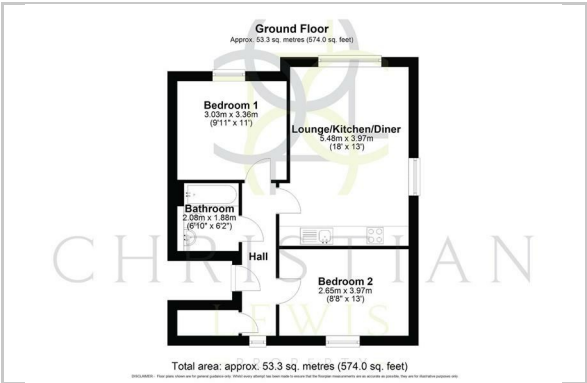
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no

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.

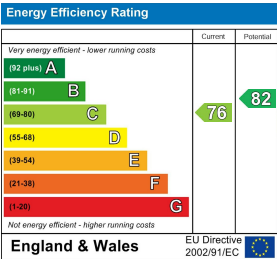
## Area Map



## Floor Plan



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.