



Flat 6 Pippins Court Waterside, Evesham, WR11 1BU

Offers over £110,000





# Flat 6 Pippins Court Waterside

Evesham, WR11 1BU

- Chain-free
- Well-presented throughout
- Generous double bedroom
- Useful ground floor storeroom
- One bedroom apartment
- Fitted kitchen with integrated oven
- Modern bathroom with shower over bath
- Conveniently located for the town centre and local amenities

Situated within the popular Pippins Court development in Evesham, this well-presented one-bedroom apartment offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize.

The property is well-proportioned throughout, with a bright and spacious lounge enjoying plenty of natural light, creating an inviting living space. The kitchen is fitted with a range of base and wall units, along with integrated oven, offering a practical and functional layout.

The bedroom is generously sized and benefits from a pleasant outlook, while the bathroom is fitted with a modern white suite, including a bath with shower over.

Further benefits include gas central heating, a particularly useful ground floor storeroom—ideal for additional storage— parking and the significant advantage of being offered to the market chain free, allowing for a smoother and potentially quicker transaction.

Pippins Court is conveniently positioned for access to Evesham town centre, local amenities, and transport links, making this a well-located and appealing home.



#### Additional Information

**Tenure:** We understand that the property for sale is Leasehold

**Local Authority:** Wychavon District Council

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

**EPC Rating C**

Please note the property is subject to a half yearly service charge payments of approx. £834.62.

The ground rent is currently £75.00 1st Jan - 30th June

#### Disclaimer

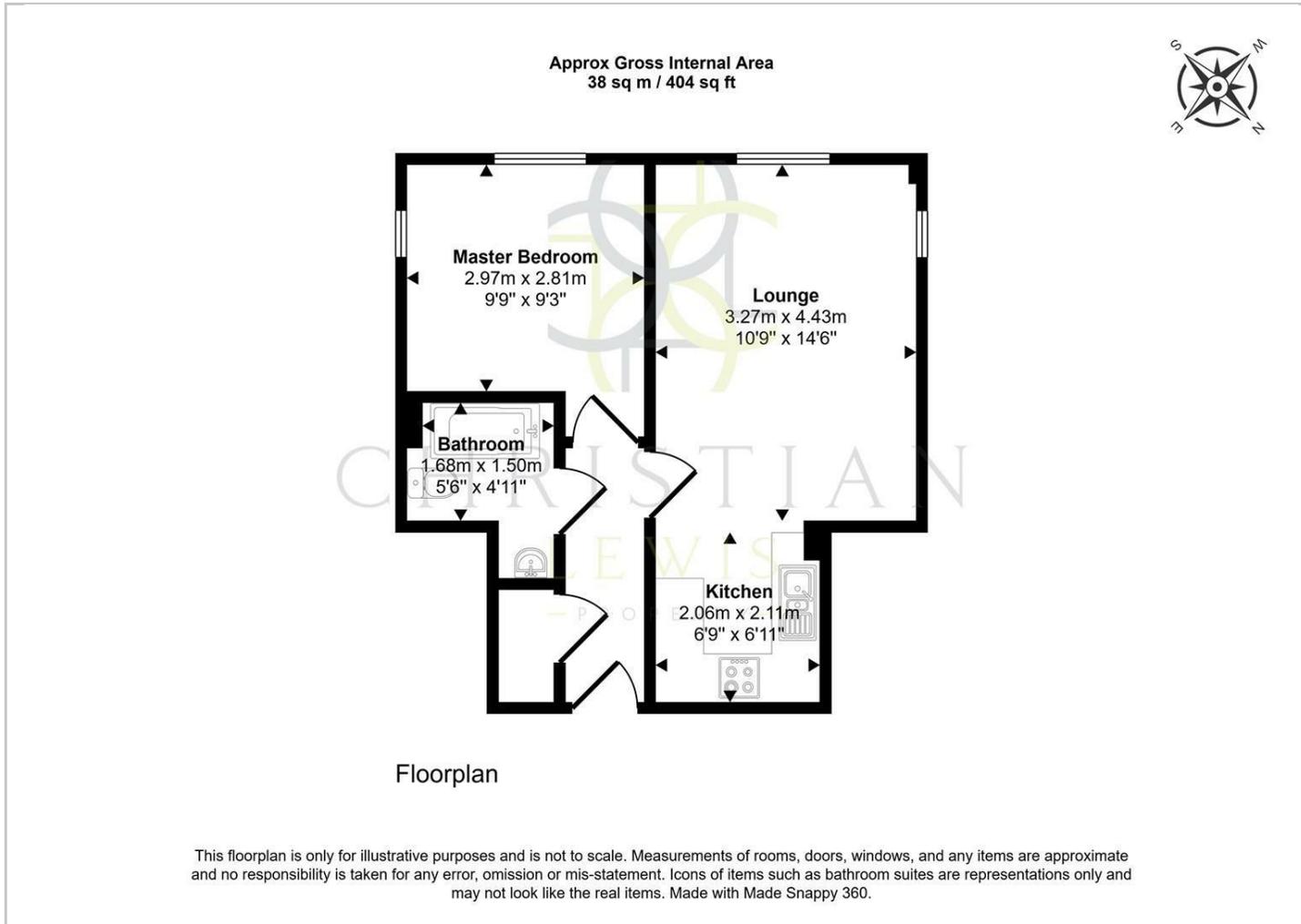
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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



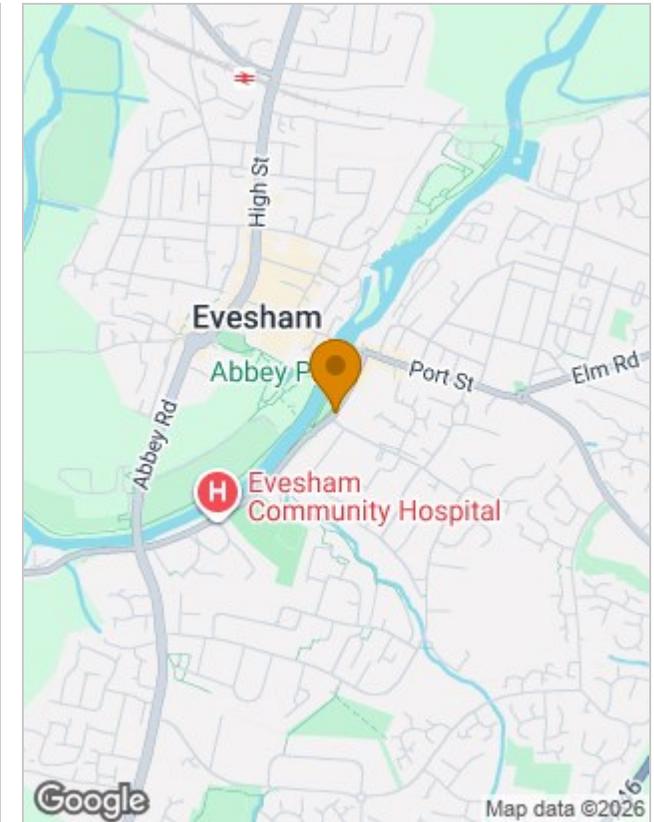
## Viewing

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

