



6 Fountain Court Waterside, Evesham, WR11 1JX

Offers over £125,000



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PROPERTY



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# 6 Fountain Court Waterside

Evesham, WR11 1JX

- A top floor apartment
- Lengthy lease
- Two double bedrooms
- Ideal investment or first time buy

## REFURBISHED TWO DOUBLE BEDROOM TOP FLOOR APARTMENT

This second-floor apartment benefits from attractive elevated views and presents an excellent opportunity for someone to update and personalise a property that could serve as an ideal first home or buy-to-let investment. The accommodation includes two bedrooms, a living room, kitchen and bathroom. The flat also features double glazing and gas central heating, enhancing comfort and making the space feel bright and inviting. Viewing is highly recommended to fully appreciate both the location and the potential on offer.

Evesham is a historic market town set on the banks of the River Avon, offering schools for all ages, a wide range of leisure and shopping facilities, and the renowned art-deco Regal Cinema. The Vale of Evesham is exceptionally well-connected, with excellent road links and a mainline train station providing services to London Paddington. The larger centres of Worcester, Cheltenham and Stratford-upon-Avon are all within approximately 15 miles, making the area ideal for commuters.



### Additional Information

Tenure: Leasehold - 971 years remaining - £1,200 PA

Approx charges

Local Authority: Wychavon District Council

Council Tax Band: Band A

EPC Rating: D

### Disclaimer

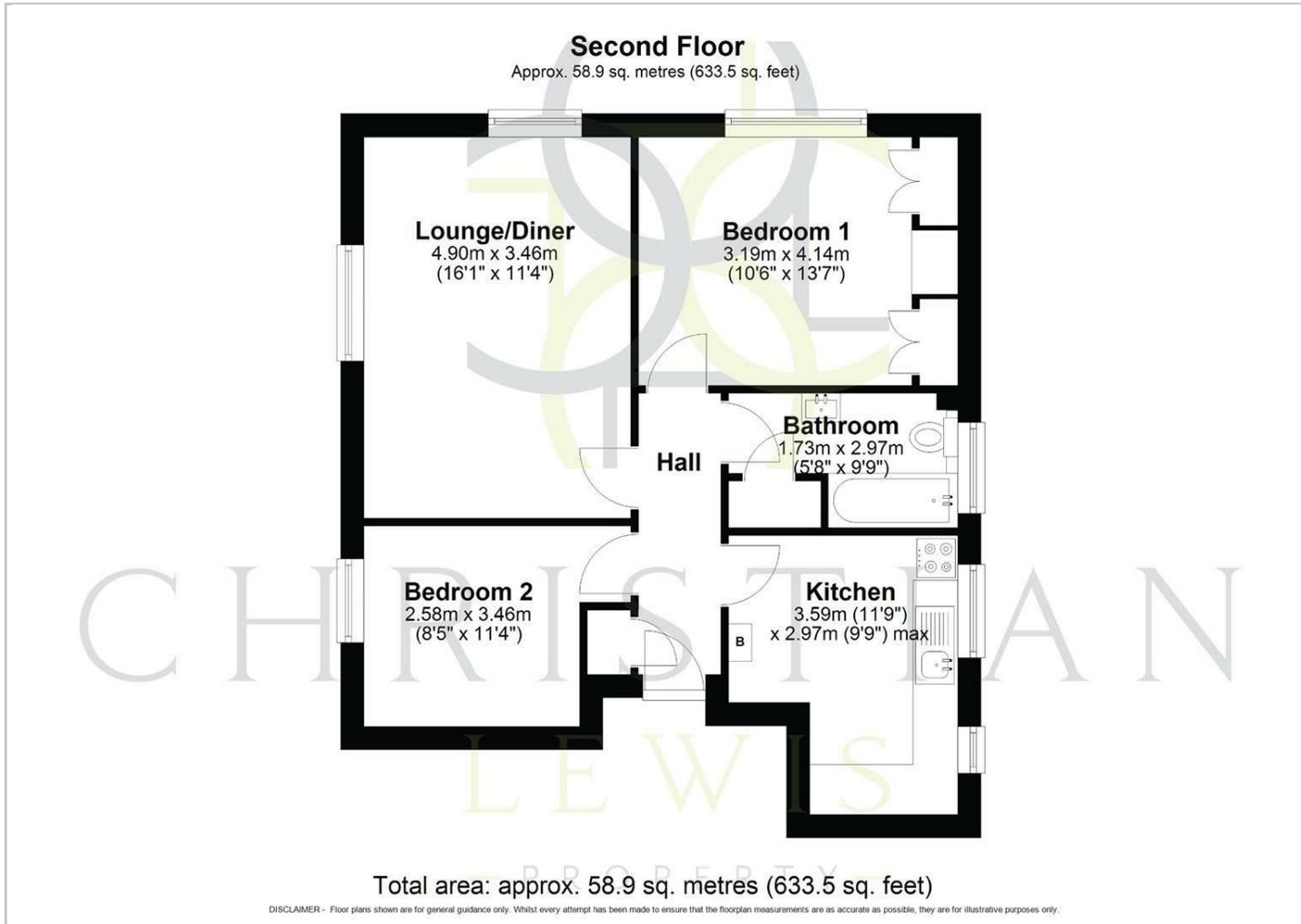
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



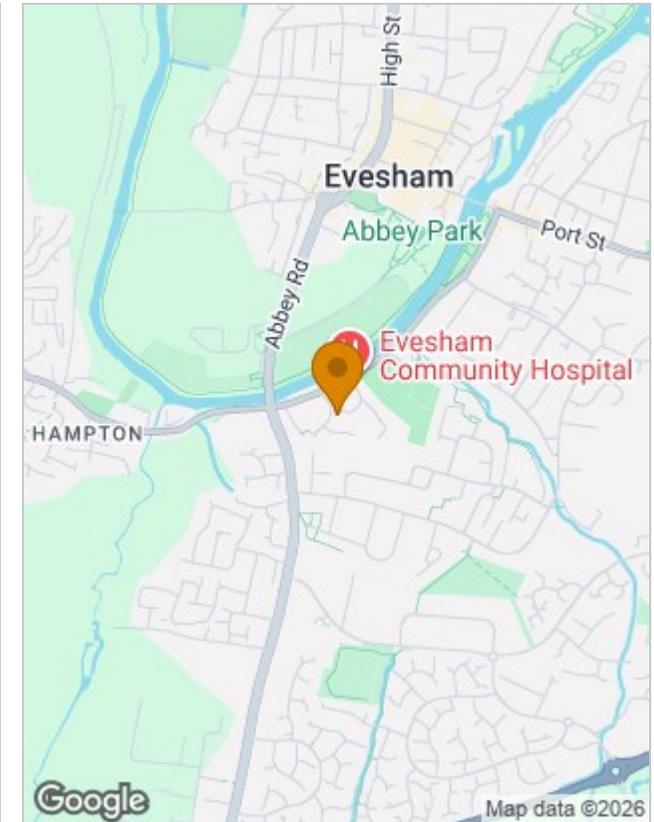
## Viewing

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.

86 High Street, Evesham, Worcestershire, WR11 4EU  
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

## Location Map



## Energy Performance Graph

