



Flat 14, 46 Greenhill, Evesham, WR11 4LR

Guide price £145,000





# Flat 14, 46 Greenhill

Evesham, WR11 4LR

- Two bedrooms
- Beautiful communal gardens
- Walking distance to the train station and town centre
- Ground floor
- Calling all first time buyers
- Must be viewed

An excellent opportunity to acquire a charming character apartment in the very heart of Evesham — perfect for first-time buyers, downsizers, or investors alike.

This delightful home is set within the picturesque grounds of Greenhill House, enjoying its own private entrance as well as the convenience of allocated parking.

Upon entering, you are welcomed into a bright open-plan kitchen and living area. The kitchen is well-equipped with a range of wall and base units, an integrated oven and hob, and a handy breakfast bar, making it a functional yet sociable space. The living area offers plenty of room for both relaxing and entertaining, with natural light enhancing the warmth and character of the home.

A hallway leads through to the second bedroom, a versatile space ideal for use as a guest room, study, or home office. The family bathroom is fitted with a classic white suite, including a shower-over-bath, while the master bedroom, located at the far end of the corridor, provides a peaceful retreat.

Externally, residents benefit from access to a communal courtyard garden, perfect for enjoying a morning coffee or alfresco dining in the sunshine. In addition, the extensive landscaped gardens of Greenhill House offer a wonderful setting to unwind, providing a sense of tranquility just moments from Evesham town centre. An allocated parking space further enhances the convenience of this unique property.



## Additional Information

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

Ground rent/lease is currently £815.83 for 6 months

147 years left on the lease

**Local Authority:** Wychavon District Council

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

**EPC Rating:** D

## Disclaimer

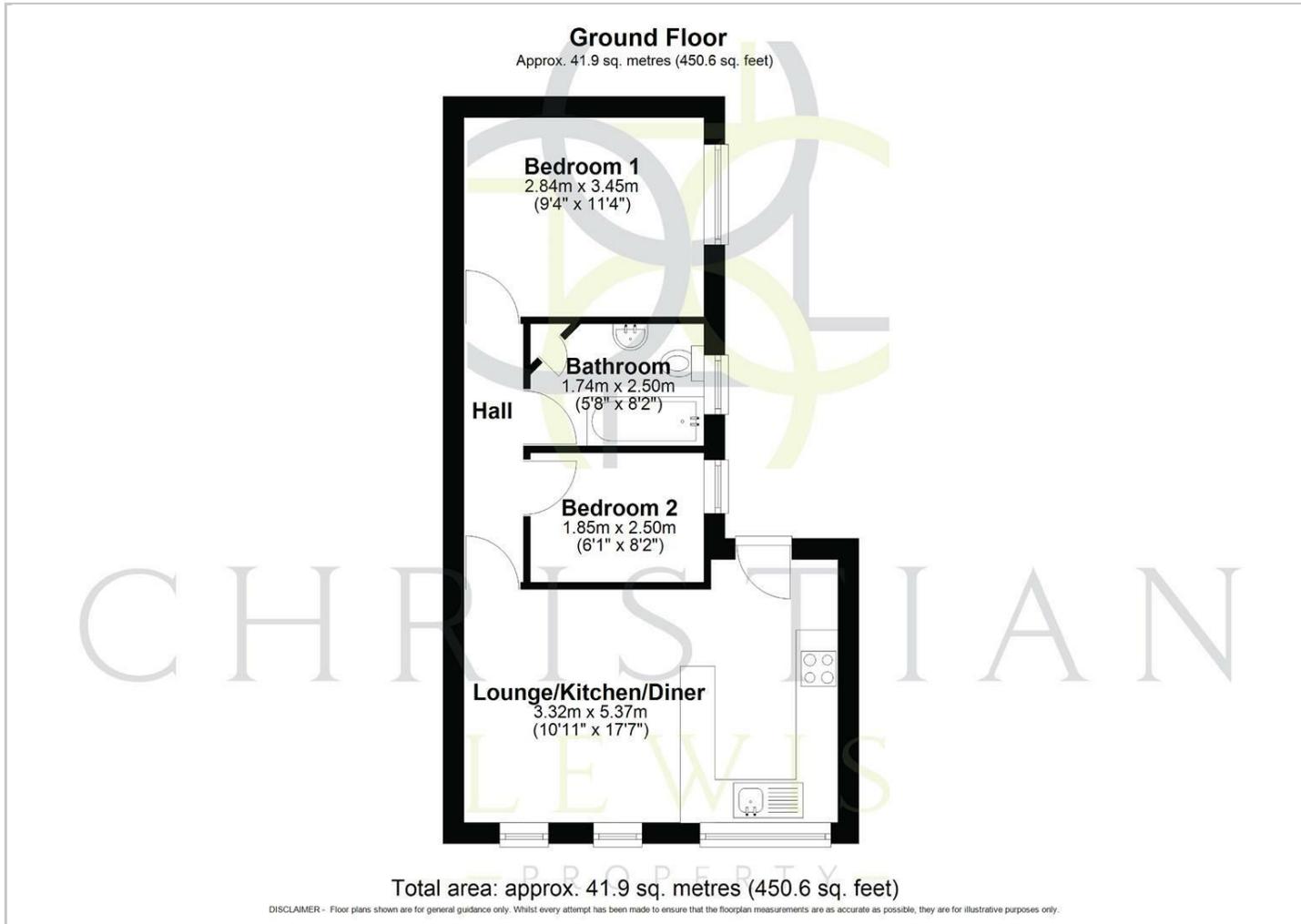
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## Floor Plans



## 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

