



Homesmith House St. Marys Road, Evesham, WR11 4EH

Guide price £90,000





Homesmith House St. Marys Road

Evesham, WR11 4EH

- Two-bedroom retirement apartment
- Fitted kitchen with an integrated oven and hob
- Shower room
- Communal gardens
- Lounge/diner with a large window
- Main bedroom with fitted wardrobes
- Residents' communal lounge
- Conveniently located close to Evesham town centre

A two-bedroom retirement apartment set within Homesmith House in Evesham, offering a well-proportioned lounge/diner, a separate kitchen, useful storage and access to the complex's communal lounge and gardens.

The entrance hall leads through to the principal rooms and includes useful storage. The lounge/diner is a good-sized reception space, with ample room to arrange separate seating and dining areas. A large window brings in plenty of natural light and provides an outlook over the surrounding area.

The separate kitchen is fitted with a range of units, work surfaces and tiled splashbacks. It includes an integrated oven, hob and microwave, with storage provided by both wall and base units.

The main bedroom benefits from fitted wardrobes, while the second bedroom could also serve as a guest room or hobby space. The shower room is fitted with a large shower enclosure, wash hand basin and WC, with grab rails alongside the shower and toilet.

Homesmith House offers shared facilities including a residents' lounge, with comfortable seating. Communal gardens around the building provide attractive outdoor space, with lawns, established planting and seating areas.

Situated in Evesham, Homesmith House provides a retirement setting with shared indoor and outdoor spaces alongside the privacy of an independent apartment.



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Additional Information

Tenure: We understand that the property for sale is Leasehold. There are approx. 87 years remaining on the lease.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band B
EPC Rating C

Annual ground rent is approx. £274, payable every 6 months. (as of 2025)

Annual service charge is approx. £1,833, payable every 6 months. (as of 2025)

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

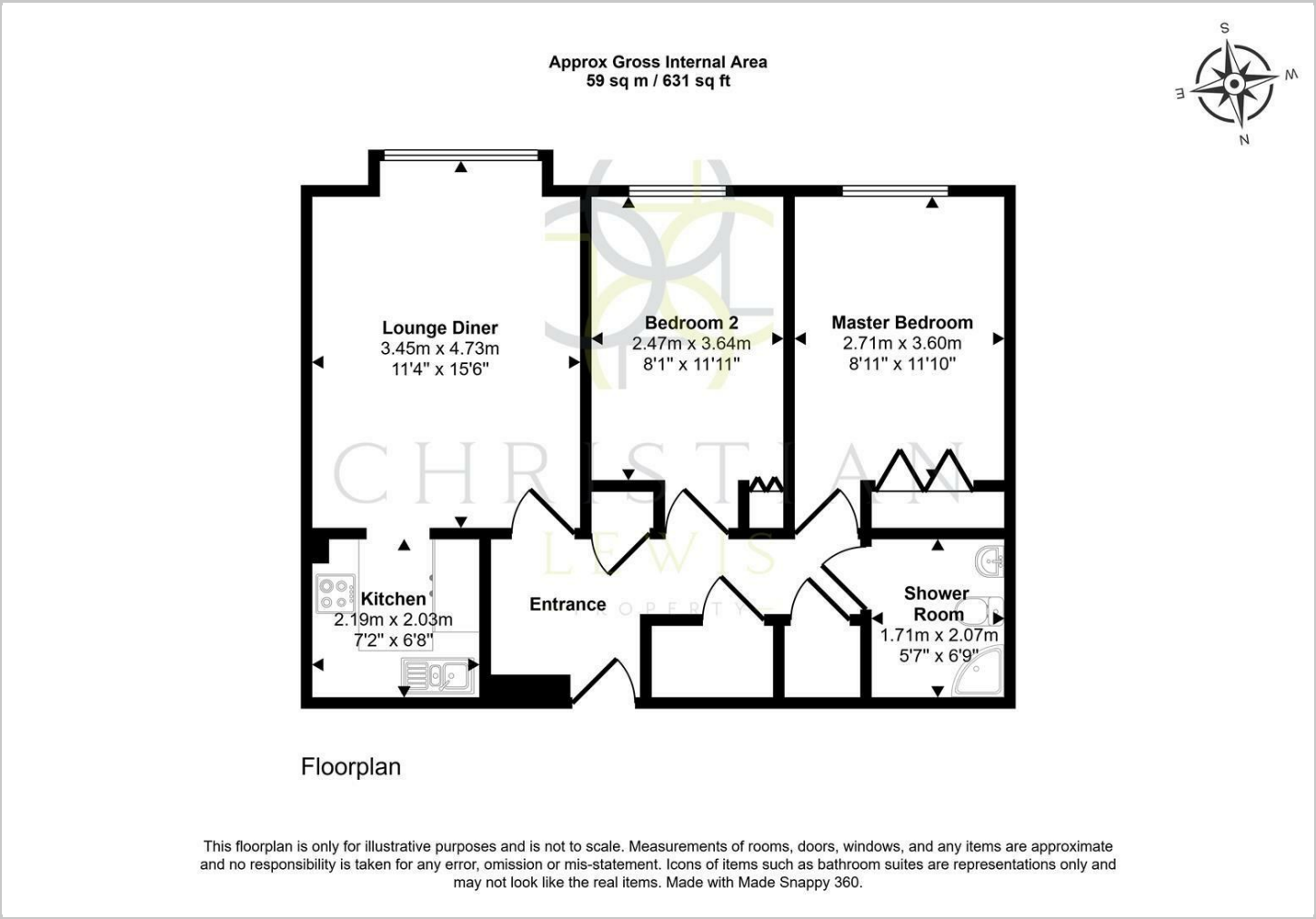
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

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.

Location Map



Energy Performance Graph

