



The Old School House Kings Road, Evesham, WR11 3BL

Offers over £100,000





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- Beautifully presented throughout
- Modern fitted kitchen
- Allocated parking space
- Ground floor apartment
- Contemporary bathroom
- Ideal first-time purchase, investment or downsizer
- Convenient for Evesham town centre and local amenities

Immaculately Presented One Bedroom Ground Floor Apartment | Character Building | Allocated Parking | Ideal First Time Buy or Investment

Situated within the attractive and characterful Old School House, this beautifully presented one-bedroom ground floor apartment offers modern, low-maintenance living within easy reach of Evesham town centre, local amenities and transport links.

Finished to an excellent standard throughout, the property is ready to move straight into and would make an ideal purchase for a first-time buyer, investor or those looking to downsize.

The accommodation comprises a welcoming entrance hallway leading through to a bright and spacious lounge, providing plenty of room for both relaxing and entertaining. The contemporary fitted kitchen has been stylishly finished with a range of modern units, integrated oven and hob, and generous worktop space.

The double bedroom is well-proportioned, whilst the modern bathroom has been tastefully appointed with a white suite incorporating a bath with shower over.

Externally, residents benefit from an allocated parking space together with additional visitor parking.

Combining the charm of a period building with the convenience of modern living, this is a fantastic opportunity to acquire a superb apartment in a highly convenient location.

Early viewing is highly recommended.



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Additional Information

Tenure: We understand that the property for sale is Leasehold. There are approx. 121 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 A

EPC Rating D

Charges apply

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.

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.

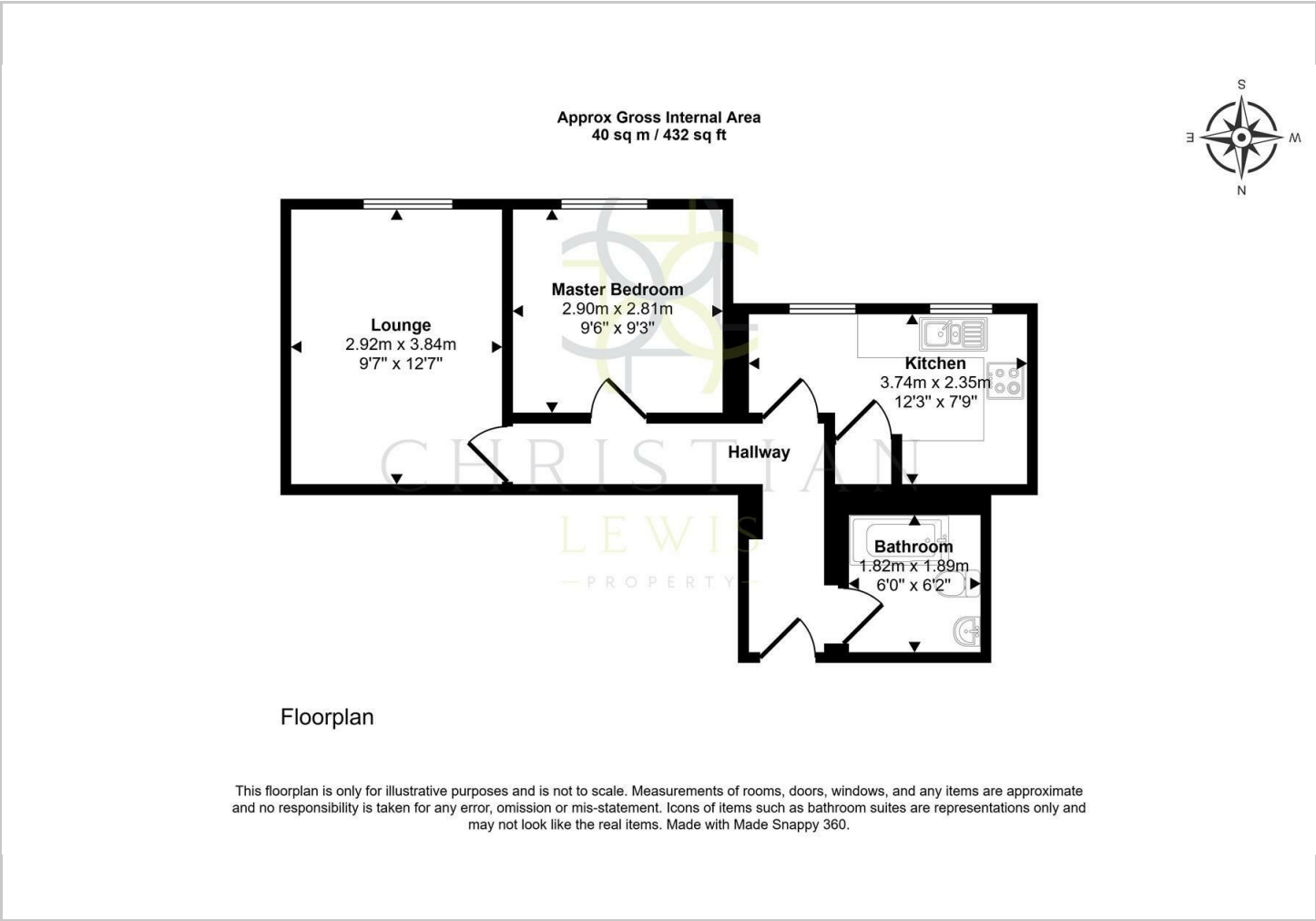
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.





Floor Plans

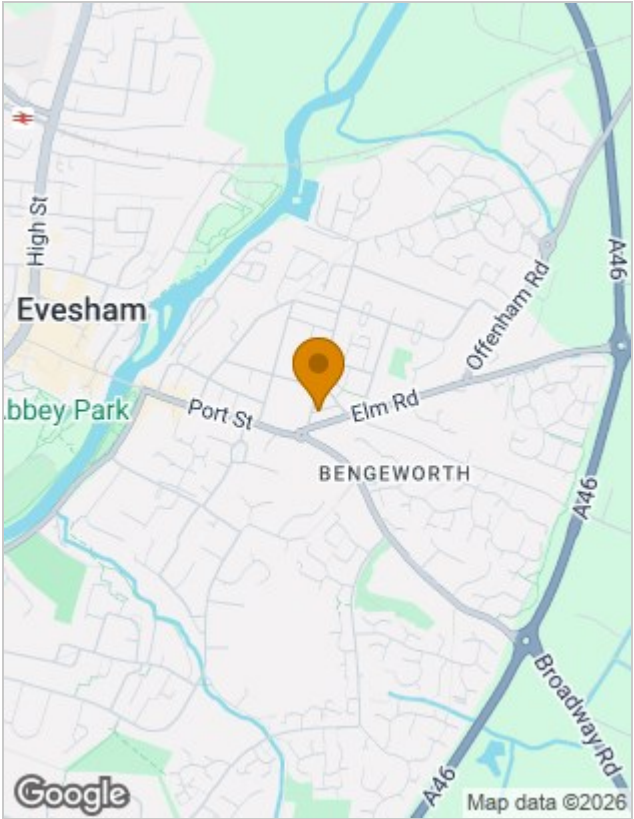


Viewing

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

