



1 Ballards House Mill Street

, Evesham, WR11 4HW

**Offers over £180,000**



CHRISTIAN  
LEWIS  
—PROPERTY—



# 1 Ballards House Mill Street

, Evesham, WR11 4HW

\*\*\*\* RIVER VIEWS - THE IDEAL LOCK UP AND LEAVE - OVER 1,040SQFT \*\*\*\*

A beautifully presented and spacious luxury apartment with stunning views of the River Avon, conveniently located near the town center and featuring a generous 24-foot garage. The property offers bright and versatile living spaces, including three bedrooms, two bathrooms, and two Juliet balconies.

The communal entrance hall leads to stairs ascending to the first floor, where the apartment's front door opens into a large hallway with access to all main rooms and storage spaces.

The inviting sitting and dining room features a charming fireplace and two windows offering picturesque views of mature trees and the river. The kitchen is well-equipped with a comprehensive range of wall and base units, roll-top countertops, and integrated appliances.

The master bedroom boasts built-in wardrobes and a recently renovated en-suite shower room. Bedroom three also includes built-in wardrobes, while bedroom two is currently used as a formal dining room with a Juliet balcony, showcasing its versatile potential. Completing the property is a beautifully refurbished family bathroom.

Viewing is highly recommended to fully appreciate the exceptional quality and unique charm of this apartment.







## Additional Information

Tenure: We understand that the property is for sale Leasehold - 134 years remaining

£290.00 Ground Rent PA

£2613.48 PA

Local Authority: Wychavon

Council Tax Band:

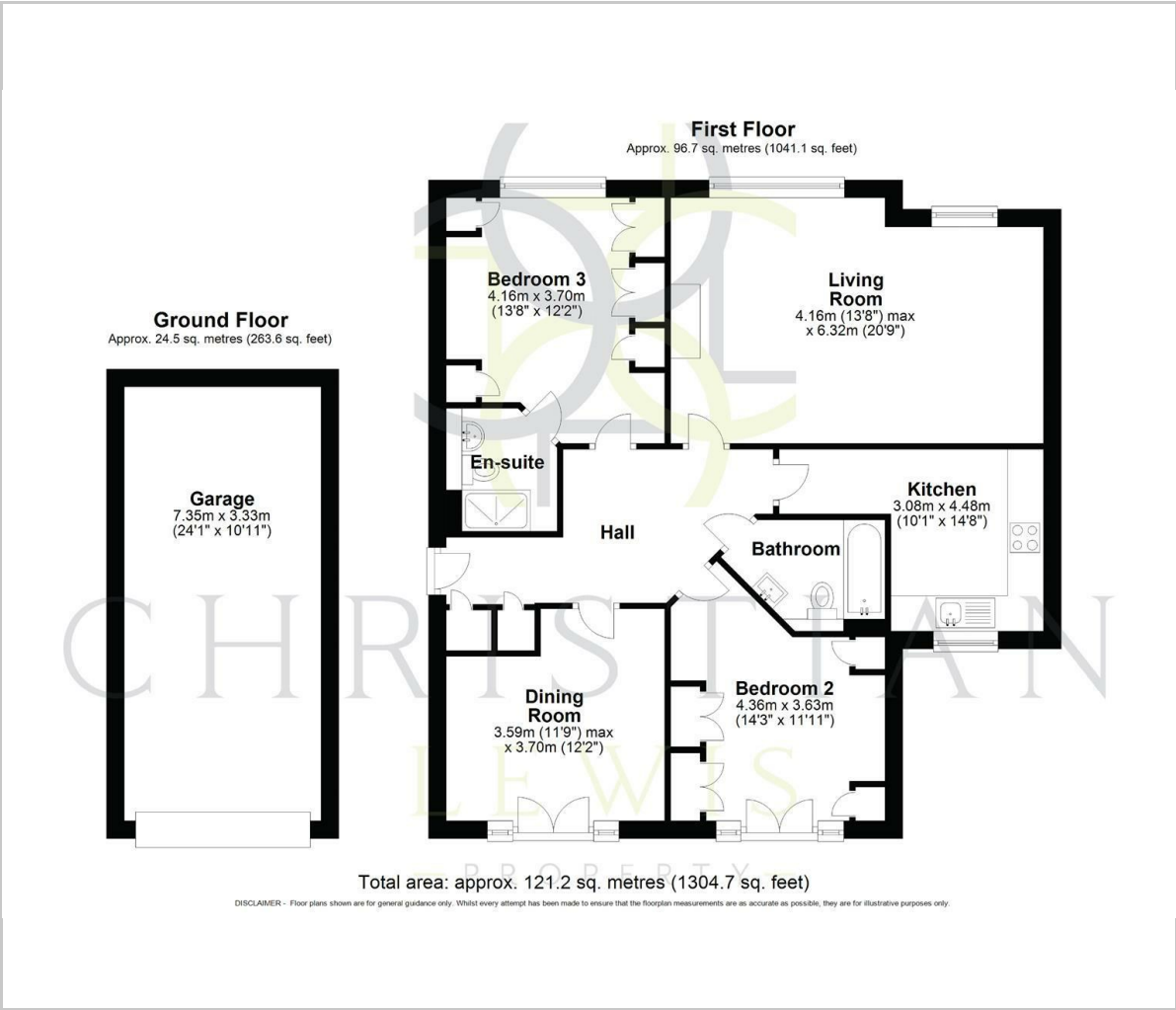
EPC Rating: C

## 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 Plan



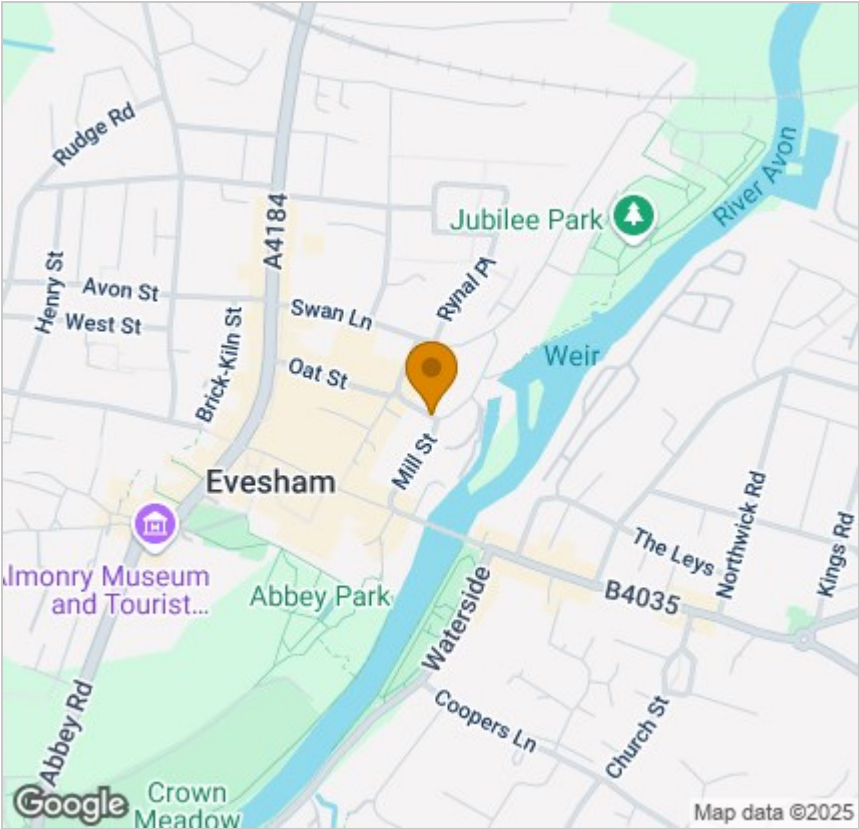
Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

