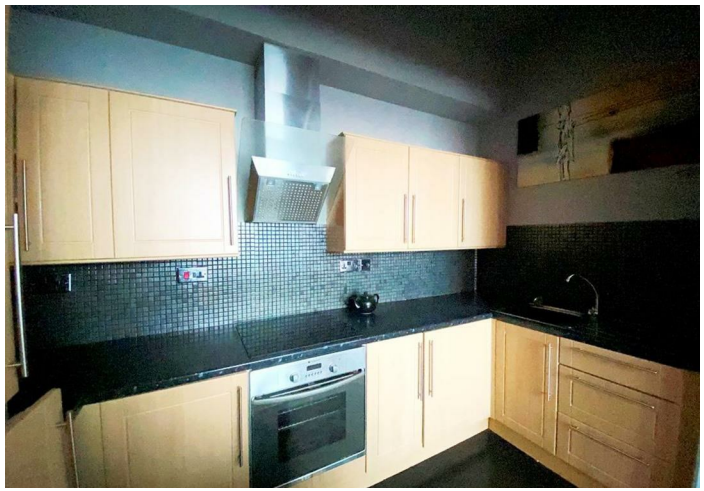


Apartment

WILLIAM HOUSE ST CHRISTOPHER COURT, EVESHAM WR11 4LL

Asking Price

£95,000

FEATURES

- * SALE AGREED * Ideal First Time Buy or as an Investment
- Ground Floor
- Allocated Parking
- Energy Performance Rating D
- Two Bedrooms
- Double Glazed
- No Onward Chain
- Council Tax Band A

2 1 1 D

AVON ESTATES

2 Bedroom Apartment located in Evesham

ENTRANCE HALL
Wooden front door, intercom phone, storage cupboard, fitted carpets and telephone point.

SITTING ROOM
13'6" x 11'4"
Double glazed window to the front aspect, TV point, fitted carpets and electric feature fire.

KITCHEN
11'0" x 5'2"
Range of wall and base units with worktop over, sink, drainer, mixer tap, tiled splash back, built in electric hob with filter hood over, built in electric oven, built in washing machine, built in fridge/freezer and tiled floor.

BEDROOM ONE
11'6" x 13'0"
Double glazed window to the front aspect, wall mounted electric heater and fitted carpets.

BEDROOM TWO
11'4" x 9'7"
Double glazed window to the front aspect, wall mounted electric heater, TV point and fitted carpet.

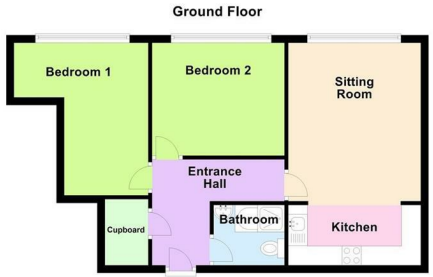
BATHROOM
Three piece suite comprising of bath with shower over, dual flush low level w/c, wash hand basin, heated towel rail, spot lights, extractor fan and tiled floor.

TENURE
We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. Service Charge £1,164 per annum. 953 years remaining on the lease.

COUNCIL TAX BAND
Currently tax band 'A' this is subject to change during the conveyance if the property has been extended since 1st April 1991

ANTI MONEY LAUNDERING
We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB
Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect


Ground Floor
Bedroom 1
Bedroom 2
Sitting Room
Entrance Hall
Cupboard
Bathroom
Kitchen

Call us on

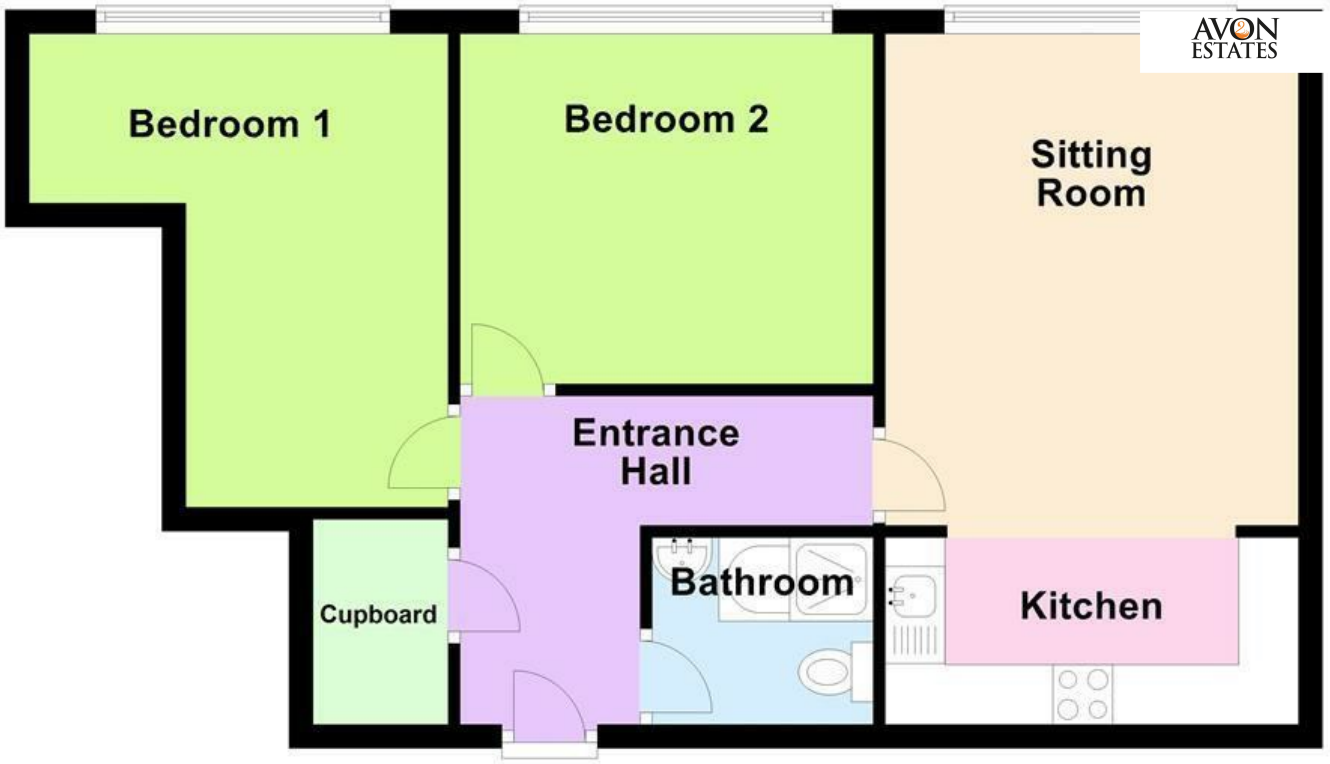
01386 257180

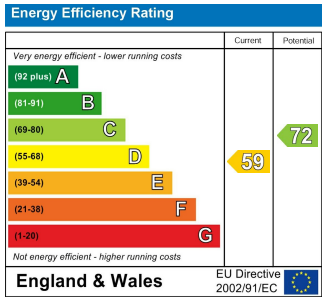
sales@avonestates.net
www.avonestates.net

Council Tax Band = A

Energy Rating = D

Ground Floor





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

AVON ESTATES