

RETIREMENT  
APARTMENT



Apartment

**HOMESMITH HOUSE,  
ST MARYS ROAD,  
EVESHAM  
WR11 4EH**

Asking Price  
**£49,950**

FEATURES

- **\*\* SALE AGREED \*\*** No Onward Chain
- Spacious Master Bedroom with Fitted Wardrobes
- Communal Lounge, Laundry and Garden
- Energy Performance Rating - B.
- Secure First Floor Retirement Apartment
- Lift
- Emergency Call Buttons
- Council Tax Band - B.



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# 1 Bedroom Apartment located in Evesham

## Entrance Hall

Wooden front door, fitted carpet, telephone point, Caretech system panel, storage cupboard.

## Bathroom

Three piece suite, low level W/C, wash hand basin in vanity with splash back, standard bath with shower over, extractor fan and wall mounted heater.

## Kitchen

7'4" x 5'5"

Range of wall and base units with worktop over, sink, drainer, taps, tiled splashback, filter hood, built in electric hob, built in electric oven, space for fridge/freezer and wood effect flooring.

## Sitting Room

17'5" x 10'6"

Double glazed window to the rear aspect, TV point, Telephone point, fitted carpet, electric feature fire and storage heater.

## Bedroom

14'1" x 8'8"

Double glazed window to rear aspect, fitted double wardrobes, fitted carpet and electric night storage heater.

## Tenure Leasehold

We understand the property is for sale 'Leasehold'. 89 years remaining. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. Ground Rent - £498.32 per year. Service Charge - £2,758.0 per year

## Council Tax Band

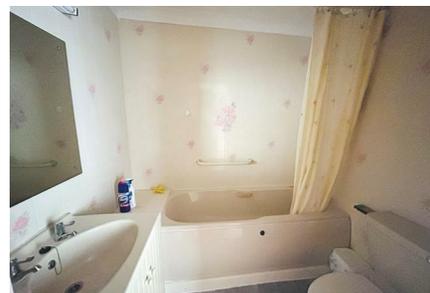
Currently tax band 'B' this is subject to change during the conveyance if the property has been extended since 1st April 1991

## 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



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### Ground Floor



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Council Tax Band - B

Energy Performance Rating - B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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