Apartment

SWANS REACH, SWAN LANE, EVESHAM, WR11 4PD

Fixed Asking Price

£110,000

FEATURES

- SALE AGREED ** Cash Buyers Only **
- Ground Floor
- En-Suite to Master Bedroom
- Allocated Parking
- Council Tax Band - C
- Two Bedrooms
- Town Centre
- Bathroom
- Communal Garden
- Energy Performance Rating - C

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AVON ESTATES

2 Bedroom Apartment located in Evesham

Entrance Hall
Wooden front door, two storage cupboards (one housing a water tank), intercom entry system, night storage heater and fitted carpet.

Sitting Room
10' x 15'
Double glazed window to side aspect, TV point, telephone point, night storage heater, fitted carpet and leads to Kitchen.

Kitchen
8'8" x 9'4"
Double glazed window to side aspect, range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer taps and tiled splashback. Filter hood, vinyl flooring, built in electric hob, built in electric oven, space for washing machine, space for tumble dryer and space for fridge/freezer.

Bedroom One
9'8" x 9'1"
Double glazed window to side aspect, fitted triple wardrobes, night storage heater, fitted carpet and leads to Ensuite.

Ensuite
Shower cubicle, extractor fan, dual flush low level WC, pedestal wash hand basin, tiled splashback, heated towel rail, shaver point and vinyl flooring.

Bedroom Two
8'5" x 11'
Double glazed window to side aspect and fitted carpet.

Bathroom
Three piece suite comprising of dual flush WC, wash hand basin and standard bath with shower over. Heated towel rail, shaver point, extractor fan, shaver point and vinyl flooring.

Tenure Leasehold
We understand the property is for sale 'Leasehold'. There is currently 103 years remaining on the lease. Ground rent is £210 per annum and service charge is £2,300 per annum. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band
Currently tax band 'C' 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

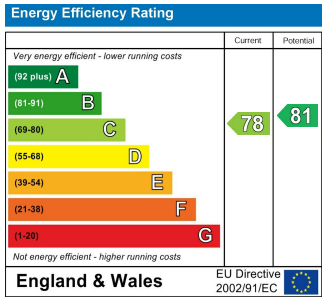
Call us on

01386 257180

sales@avonestates.net
www.avonestates.net

Council Tax Band - C

Energy Performance Rating - C



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.