



Flat 4 Barley Orchard Court,  
Church Street, Evesham,  
Worcestershire WR11 1EB

This one bedroom, ground floor flat is ideal for a first home or maybe an investment purchase and is situated within walking distance to the town centre and will be offered to the market with no onward chain.

The communal entrance door takes you through to your own front door located on the ground floor, the flat door opens directly into your hallway & this leads on to the the living room & bathroom. The living space has two windows to the front aspect & leads on to the separate kitchen & bedroom. The kitchen has a range of base & wall units, sink & drainer, integrated oven, hob & extractor & space for white goods/appliances. The bathroom has a corner bath, with a shower over, WC & wash basin.

Externally, the property has a single garage en bloc with up and over door & residents parking on a first-come, first-served basis. Other benefits include gas central heating throughout and double glazing.

189 year lease started 1st March 1987

Current ground rent £75.00 per year

Council Tax Band A - Wychavon Council



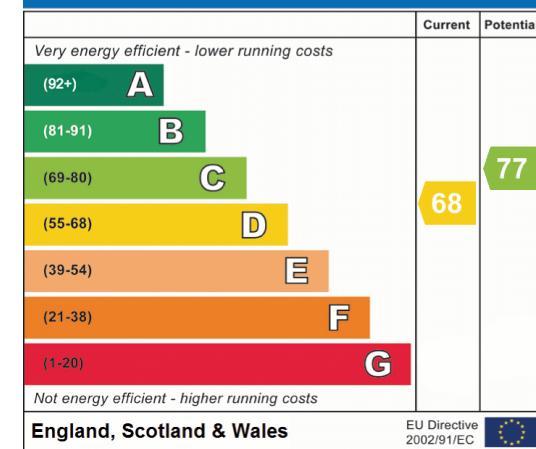


#### Agents Note

Please note that a Buyers Fee of £950 including VAT is payable at the point of an offer being accepted to Shelton & Lines. For terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyers Info" page.



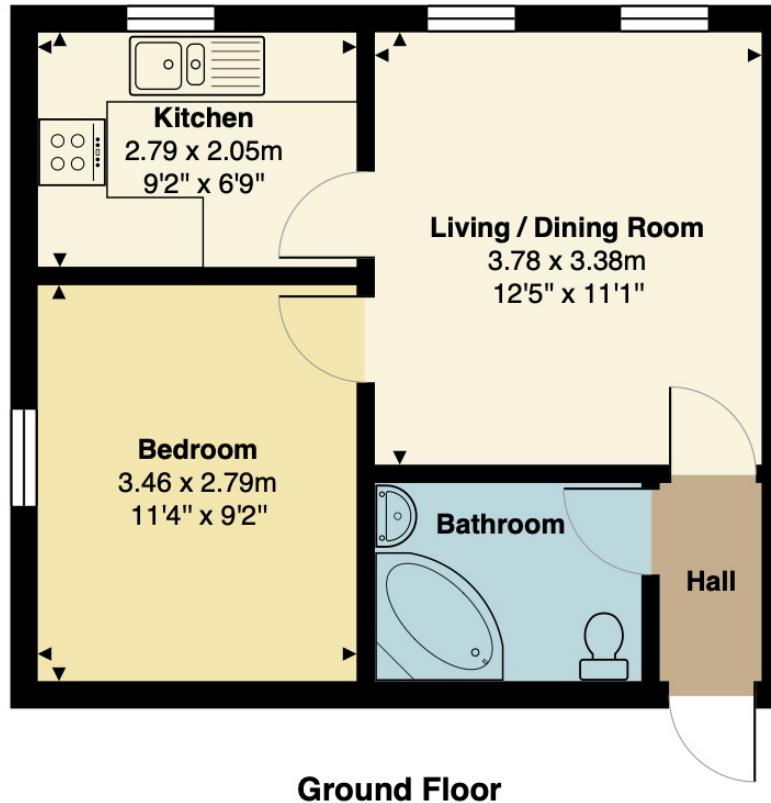
#### Energy Efficiency Rating



#### General Information

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

All measurements are approximate and for display purposes only



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