





Entrance

Security entry phone system leading through to the Communal Entrance Hall, stairs or lift leading through to the first floor.

Living Room/Dining Room

7.62m x 3.66m (25' 0" x 12' 0") Living Area: Rear aspect double glazed window, sliding double glazed doors giving access through to the Balcony, two radiators, fireplace with matching hearth and mantle.

3.66m x 2.74m (12' 0" x 9' 0") Dining Area: Double glazed window, radiator.

Balcony

Enclosed by glass balustrade offering a pleasant aspect over the Communal Gardens.

Kitchen

3.58m x 2.74m (11' 9" x 9' 0") A good range of matching wall mounted and base units with work surfaces over, sink unit, space and plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, gas burner hob, built in oven beneath, cupboard housing the boiler, double glazed window.

Bedroom One

5.00m x 3.61m (16' 5" x 11' 10") Double glazed window, triple sliding door wardrobe providing ample hanging space and shelving for storage, radiator.

En-Suite

2.59m x 2.03m (8' 6" x 6' 8") Panelled bath, pedestal wash hand basin, close coupled WC, heated towel rail, tiled walls, tiled floor, double glazed window.

Bedroom Two

4.78m x 3.66m (15' 8" x 12' 0") Double glazed bay window, triple sliding door wardrobe, radiator.

Bedroom Three

3.66m x 3.15m (12' 0" x 10' 4") Double glazed window, radiator.

Shower Room

2.44m x 1.91m (8' 0" x 6' 3") into recess. Double glazed window, wash hand basin, low level WC, corner tiled shower cubicle, heated towel rail, tiled walls, tiled floor.

Outside

Evesham Court is set on extremely well tended communal grounds.

Garage

There is one allocated Garage conveyed with this apartment with an up and over door.

Material Information

Tenure - Share of Freehold
Length of Lease - 199 years from 29.09.2001
Service Charge - £891.17 per quarter
Managing Agents - Burns Hamilton
Holiday Lets - Not permitted
Pets - Not permitted
Council Tax Band - E
EPC Rating - Ordered. To be confirmed.
Mobile signal - refer to ofcom website
Broadband - refer to ofcom website



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

