

CLOSE TO LOCAL
AMENITIES



Apartment

DANIEL HOUSE, ST CHRISTOPHER COURT, EVESHAM, WR11 4LJ

Asking Price
£105,000

FEATURES

- Two Bedrooms
- Bathroom
- Close to Town Centre
- Allocated Visitors Parking
- Energy Performance Rating - E
- Open Plan Lounge/Kitchen
- Allocated Parking
- Double Glazing
- Council Tax - A



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2 Bedroom Apartment located in Evesham

Entrance Hall

Front door, wall mounted electric heater, wood effect flooring, intercom receiver, leads to Sitting Room, Bedrooms and Bathroom.

Sitting Room

14'5" x 10'8"

Double glazed UPVC window to rear aspect, fitted carpet, wall mounted electric heater, feature fire and opens to Kitchen.

Kitchen

5'6" x 13'1"

A range of wall and base units with work surface over, sink, drainer and mixer taps. Tiled splashback, filter hood, space for washing machine, space for tumble dryer, space for fridge/freezer, space for a cooker and airing cupboard housing hot water tank.

Bedroom One

7'2" x 14'2"

Double glazed UPVC window to rear aspect, two double fitted wardrobes, wall mounted electric heater and fitted carpet.

Bedroom Two

10'9" x 8'

Two double glazed UPVC windows to rear aspect, wall mounted electric heater and fitted carpet.

Bathroom

Three piece suite comprising of dual flush WC, pedestal wash hand basin and standard bath with shower over. Towel rail and extractor fan.

Tenure Leasehold

We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

£1085 maintenance charge per annum.

This covers building insurance, upkeep of communal areas & general maintenance. Peppercorn ground rent. 999 year lease, ending on 25.03.2987.

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



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Council Tax Band - A

Energy Performance Rating - E

Ground Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(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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