



6 Kingsdale Court, Broadway, WR12 7BL

Offers over £205,000





CHRISTIAN  
LEWIS

# 6 Kingsdale Court

Broadway, WR12 7BL

- Exclusively for purchasers aged 55 and over
- Situated within the sought-after village of Broadway
- Separate dining room
- Garage en bloc
- Two bedrooms
- Spacious living room
- Ground floor shower room
- Communal gardens

Two Bedroom Mid-Terrace Home – Over 55s Development

Situated within the popular village of Broadway, this two bedroom mid-terrace property is available exclusively to purchasers aged 55 and over and offers well-proportioned accommodation arranged over two floors, presenting an excellent opportunity for a buyer looking to personalise their next home.

The ground floor comprises an entrance hall leading through to a spacious living room, with a separate dining room to the rear providing a defined space for everyday meals or entertaining. The kitchen sits beyond the dining room, and there is also the added benefit of a ground floor shower room.

Upstairs, the first floor offers two bedrooms along with a family bathroom accessed from the landing. The main bedroom spans the full width of the property, while the second bedroom provides a versatile additional room, ideal for guests or hobbies.

Externally, the property benefits from a garage en bloc, along with communal parking. The gardens are communal, providing residents with shared outdoor space to enjoy.

Kingsdale Court provides a quiet and friendly setting, conveniently placed for access to Broadway and its range of local amenities, making this an appealing option for those seeking a low-maintenance village lifestyle. The service charge covers all outside care, such as roof maintenance, windows and doors. The development is warden controlled with a resident Manager on site, and the property benefits from an emergency pullcord communication system in all rooms, the cost of which is included within the service charge.

Early viewing is recommended — please contact the office to arrange your appointment.



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## Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating D

Service charge is approx. £3,600 per annum

## Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

## Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

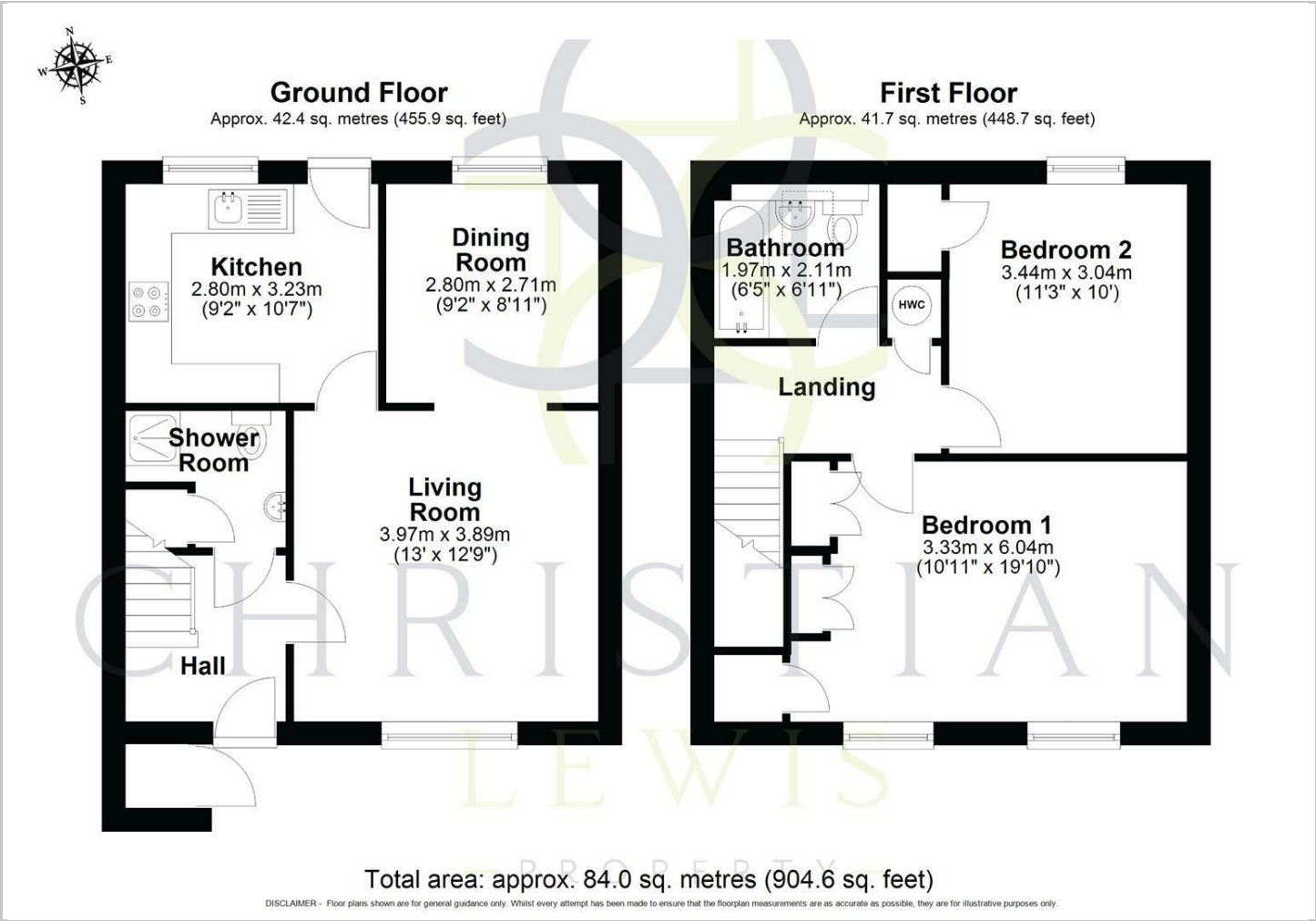
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





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Floor Plans

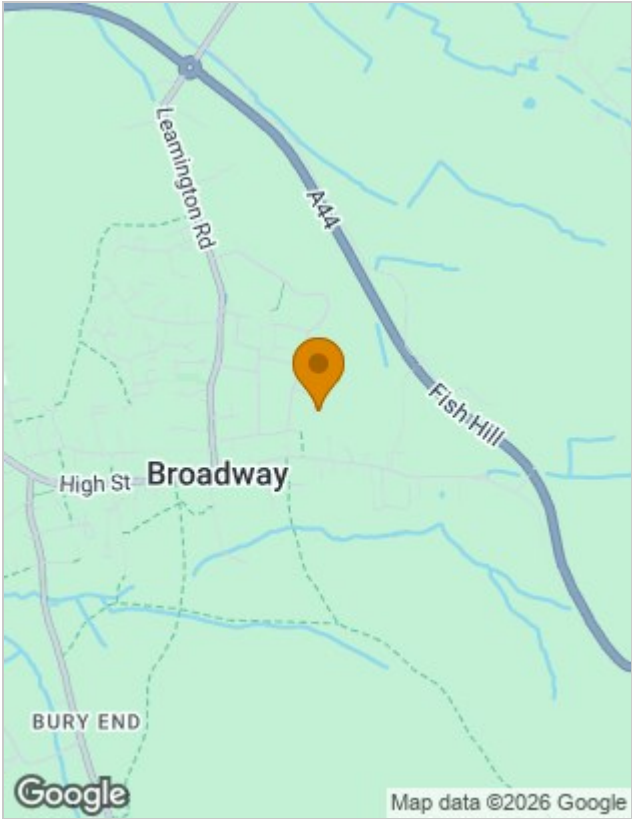


Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

