

145 Kings Road, Evesham, WR11 3FL

Offers over £180,000

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CHRISTIAN LEWIS PROPERTY



145 Kings Road

Evesham, WR11 3FL

- Beautifully presented ground-floor apartment
- Spacious open-plan kitchen, dining and living area
- Principal bedroom with built-in wardrobe
- Stylish en suite shower room
- Attractive views across Evesham Marina
- Convenient access to Evesham town centre and local amenities
- Ideal first-time purchase, downsize or investment opportunity
- Early viewing highly recommended

A beautifully presented two-bedroom ground-floor apartment, situated within Riverview House and enjoying an enviable waterside position overlooking Evesham Marina, offering stylish and contemporary accommodation throughout together with a private terrace.

This superb apartment has been thoughtfully designed to provide modern, low-maintenance living, with a bright and spacious open-plan kitchen, dining and living area forming the heart of the home. The kitchen is fitted with a range of contemporary grey units, work surfaces and integrated appliances, with ample space for both dining and relaxing. Large glazed doors allow an abundance of natural light into the room and open directly onto the terrace, creating a seamless connection between the internal accommodation and the impressive waterside setting.

The apartment offers two bedrooms, including a generous principal bedroom with a built-in wardrobe and stylish en suite shower room. The second bedroom provides excellent flexibility and could equally serve as a guest bedroom or home office, whilst a modern bathroom with a white suite and shower over the bath completes the accommodation.

Externally, the property enjoys far-reaching views across the marina and towards the River Avon, making it an ideal spot to relax and enjoy the distinctive waterside surroundings.

Positioned within a popular residential area, the property combines a peaceful setting with convenient access to Evesham and its range of shops, amenities and transport links. This attractive apartment would make an excellent first-time purchase, downsize or investment opportunity.

An early viewing is highly recommended to fully appreciate the presentation, accommodation and superb position this apartment has to offer.





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Additional Information

Tenure: We understand that the property for sale is Leasehold. There are approx. 94 years remaining on the lease
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band C
EPC Rating B

Annual service charge is approx. £1,920

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.

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.










Carex

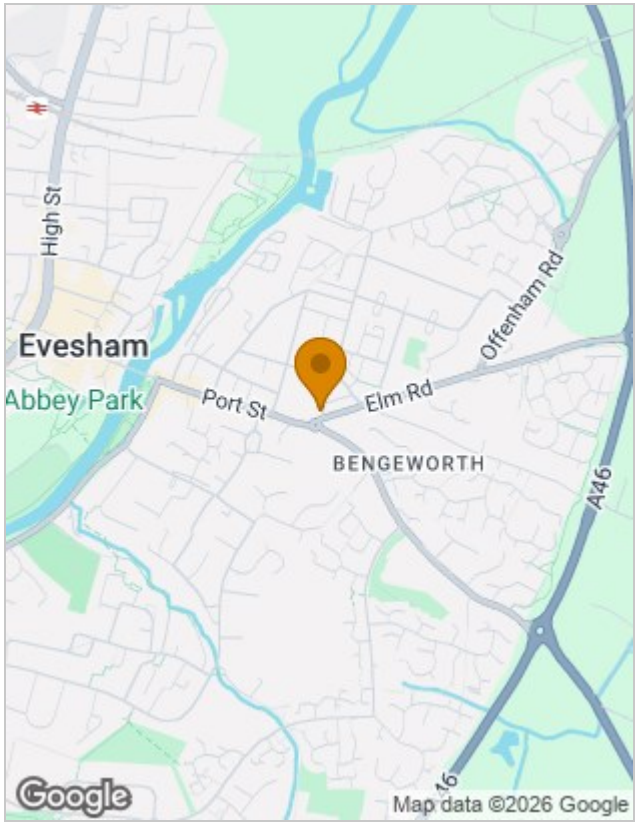
Floor Plans



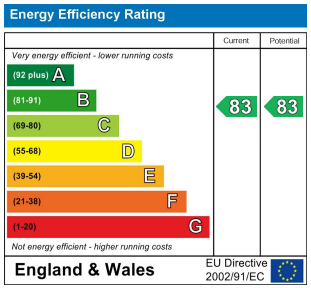
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Location Map



Energy Performance Graph



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.

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