



## FLAT 2 COPPICE GATE 640 EVESHAM ROAD, REDDITCH, B97 5LH

**£995 PER CALENDAR MONTH**

Set in a popular location, close to the borders of Headless Cross, Crabbs Cross and Astwood Bank, this modern ground floor two bedroom apartment is set in an impressive development which must be viewed to appreciate all there is to offer. In brief, the property offers; an open plan living room/kitchen/diner (with many integrated appliances), main bedroom with built in wardrobes, second bedroom and bathroom with mains shower over. Outside there is allocated parking and communal gardens. Please contact Vizors to arrange your viewing now!!!

A Holding Deposit of £229.00 will be taken at the point of application acceptance and will be deducted from the first months rent due on tenancy commencement date. Vizors is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsmen which is a redress scheme.

All tenancies will commence on a APT (Assured periodic Tenancy)  
C.OUNCIL TAX BAND: B (correct at the time of marketing commencement)

### Approach

Off the road, access leads to the side of the property through to the rear where there is an allocated parking space, and a shared rear access, additional entrance at the front.

### Communal Entrance

With main entrance door into Flat 2, having intercom access.

### Open Plan Living/Dining/Kitchen

21'7" max x 15'8" max (6.60m max x 4.80m max)



### Inner Hall

### Bedroom 1

12'1" x 8'10" (3.70m x 2.70m)



### Bedroom 2

11'2" max x 8'7" max (3.42m max x 2.62m max)



### Bathroom

6'5" max x 6'0" max (1.96m max x 1.84m max)



### Outside

There is an allocated parking space and communal gardens too.

### Freehold/Leasehold

The sellers have advised us that each owner of these x6 apartments owns a share of the freehold, and becomes a member of the management association for the properties and shared areas. There are some associated costs linked to the upkeep paid into by each owner. It is advised that any interested parties would have their solicitor confirm the details of this agreement before exchange of contracts were to take place.

### Vizors Estate Agents Ltd

Hyde House, 52 Bromsgrove Road  
Redditch B97 4RJ

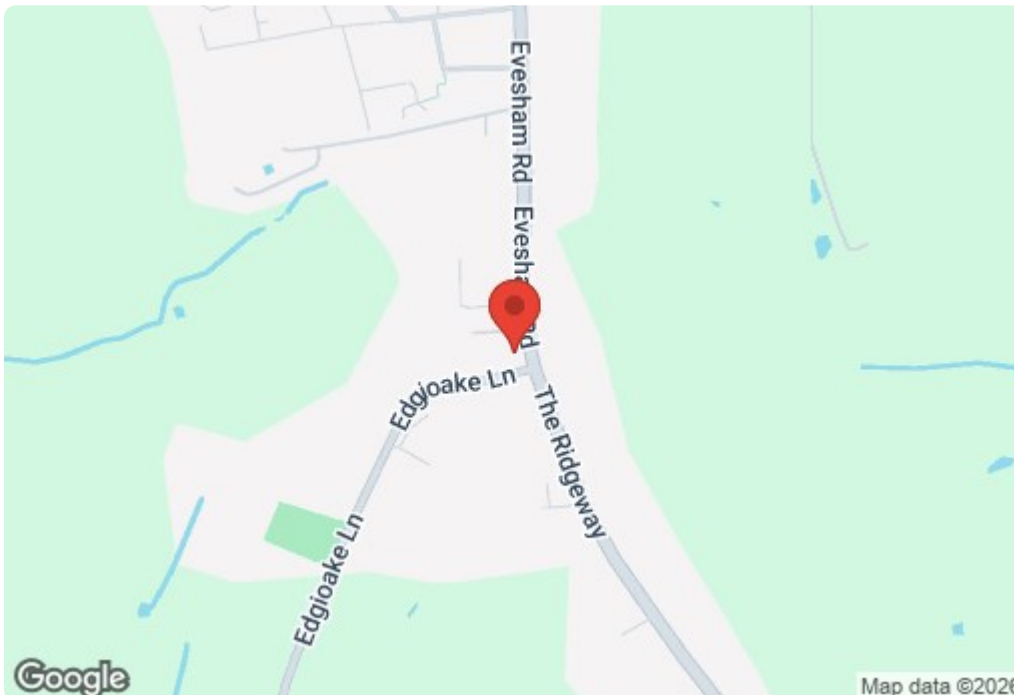
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**Ground Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Vizors. Powered by [www.focalagent.com](http://www.focalagent.com)



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                | 79      | 79        |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC              |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
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