



# Leggett & James

The Vale of Evesham Property Experts



## Flat 5, Hillcrest, Broadway Road,

Evesham, Worcs, WR11 3HG

Asking Price £185,000



\*\*\*CHARMING & SPACIOUS TWO DOUBLE BEDROOM PERIOD APARTMENT LOCATED AT THE END OF A MUCH SOUGHT AFTER AND LEAFY LANE JUST OFF EVESHAM'S BROADWAY ROAD\*\*\*

This charming two double bedroom period apartment is well located within a stunning period building at the end of a much sought after and leafy lane, just off Evesham's Broadway road.

The apartment itself is spacious with high ceilings & period charm. The apartment benefits from having a share of the freehold and lengthy lease of 999 years from 01/01/2007.



## The Property

As you approach the property you will find a useful allocated parking space. The apartment is accessed at the rear of the building and found on the first floor.

The spacious accommodation comprises: entrance hall & hallway, reception room, kitchen, two well proportioned double bedrooms, bathroom.

The property further benefits from gas central heating and double glazing throughout.

Lease details:

Tenure - Leasehold - Share of freehold

Lease length - 999 years from 01/01/2007

Ground Rent - N/A

Service Charge - £100 Per Month

Council Tax Band - A

## Entrance Hall & Hallway

The welcoming entrance hall & hallway has a double glazed window to the side aspect and two panel radiators. You will find doors offering access to the reception room, kitchen, both double bedrooms and the kitchen.

## Reception Room 15'4 x 14'11 (4.67m x 4.55m)

The perfect place to relax... the elegant and spacious reception room can be utilised for both lounging and dining, the feeling of space helped by the high period ceilings. The room has a double glazed window to the rear aspect, panel radiator and gas fireplace with decorative surround.

## Kitchen 12'4 x 8'4 (3.76m x 2.54m)

The spacious kitchen has a double glazed window the side aspect and panel radiator. The kitchen has a range of wall & base units, sink with drainer and built in oven with gas hob. Additionally there is space for a fridge freezer, dishwasher and washing machine.

## Bedroom One 20'4 x 10'2 (6.20m x 3.10m)

Double bedroom with panel radiator and dual aspect double glazed windows to both the side and rear aspects. The room has the benefit of two spacious built in storage cupboards.

## Bedroom Two 11'3 x 10'0 (3.43m x 3.05m)

Double bedroom with panel radiator and double glazed window to the rear aspect.

## Bathroom 7'2 x 5'7 (2.18m x 1.70m)

The bathroom has an obscured double glazed window to the side aspect and panel radiator. The modern bathroom suite comprises of a low level WC, hand wash basin and bath with shower over and glass shower screen.

## Outside

The property has a lovely approach, being positioned at the end of a much sought after and leafy lane, just off the Broadway Road.

Externally you will find an allocated parking space, the property is accessed at the rear of the building and found on the first floor.

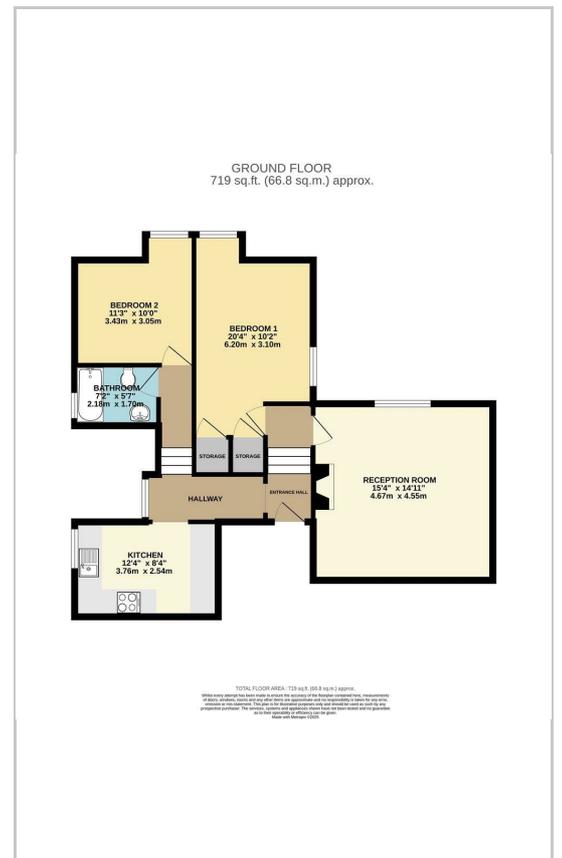
## Referrals

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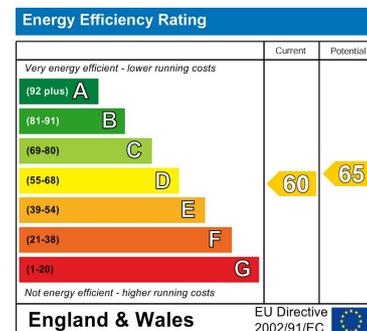
## Area Map



## Floor Plans



## Energy Efficiency Graph



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