



**Leggett
& James**

The Vale of Evesham Property Experts



Flat 3 Royal Legion House

, Badsey, WR11 7XH

£850 Per Month



This brand new two bedroom apartment is set on the ground floor and is well equipped to a high standard throughout, including 'Karndean' flooring and stylish fittings to the kitchen and shower room.

The property also enjoys the benefit of two allocated parking spaces. Council tax Band : TBA. EPC Rating: TBA, Deposit Required £950.00

Communal Hall

The building is entered via a security door to a communal hall with access to the apartment through a multi lever door to:

Open Plan Living Space

This generous feature open plan space has two double glazed windows, two panel radiators and media connections. Twin double glazed doors open to the outside.

The well equipped kitchen area has inset spotlights over a stylish modern range of gloss finish cupboards and drawers, complemented by marble work surfaces, with an single drainer sink and a four ring electric hob with an extractor hood above and oven below. There is also space and plumbing for a washing machine, a free standing fridge freezer and a concealed wall mounted 'Worcester' gas combination boiler.

Bedroom One 11' x 9'9 (3.35m x 2.97m)

Having a double glazed window, a TV aerial point and a panel radiator.

Bedroom Two 7'4 x 7'3 (2.24m x 2.21m)

With a double glazed window and a panel radiator.

Shower Room

Having a modern white suite comprising a low level WC, a vanity wash basin and a corner shower with sliding glass doors and a tiled surround. The room also enjoys a wall mounted chrome heated towel rail.

Outside

The apartment enjoys two allocated parking spaces.

Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

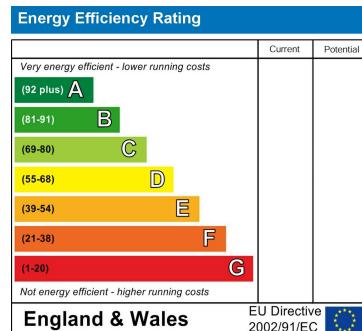
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.