



**Leggett
& James**

The Vale of Evesham Property Experts



21 Fairwater Gardens

Coopers Lane, Evesham, WR11 1BB

Asking Price £155,000



Opened in 2007, Fairwater Gardens is a well established Retirement development set close to the delightful riverside parks and amenities of Evesham.

The property enjoys delightful established gardens for all to enjoy, secure parking and shop mobility parking and charge points. Within the building there is the benefit of a development manager (not full time), communal meeting room and kitchen, laundry and guest suite, ideal for visiting friends and family.



Entrance

the property is entered via a secure main door at the reception via an entry phone system.

Within the building are stairs and a lift to all floors.

The Apartment

entered from the landing into the Hall: housing an airing cupboard with a pressurised hot water system, a built in store cupboard and leading into:

Open Plan Living Dining Room 19' 4 x 17'4 (5.79m 1.22m x 5.28m)

with two double glazed windows, electric storage heating and a security pull cord.

Doors to:

Kitchen 9'7 x 8'4 (2.92m x 2.54m)

having a double glazed window and well equipped with a stylish modern range of cupboards, drawers and work surfaces, a single drainer sink and an electric cooker hob with an extractor hood above and oven below. There is also plumbing for a washing machine or a dishwasher and an integral fridge freezer.

Bedroom One 10'8 x 10'4 (3.25m x 3.15m)

with a double glazed window, electric storage heater, security pull cord and both a built in wardrobe and store cupboard.

Bedroom Two 9'8 x 7'8 (2.95m x 2.34m)

having a double glazed window, electric storage heater and a security pull cord.

Shower Room

with a double glazed window and fitted with a modern suite comprising a low level WC, a pedestal wash basin and a glass shower enclosure.

Outside

to the front of the property is an area of communal parking, a shelter with charge points for shop mobility scooters and a gated entry to the delightful well maintained gardens, with areas of paving, seating and lawns set around an ornamental pond.

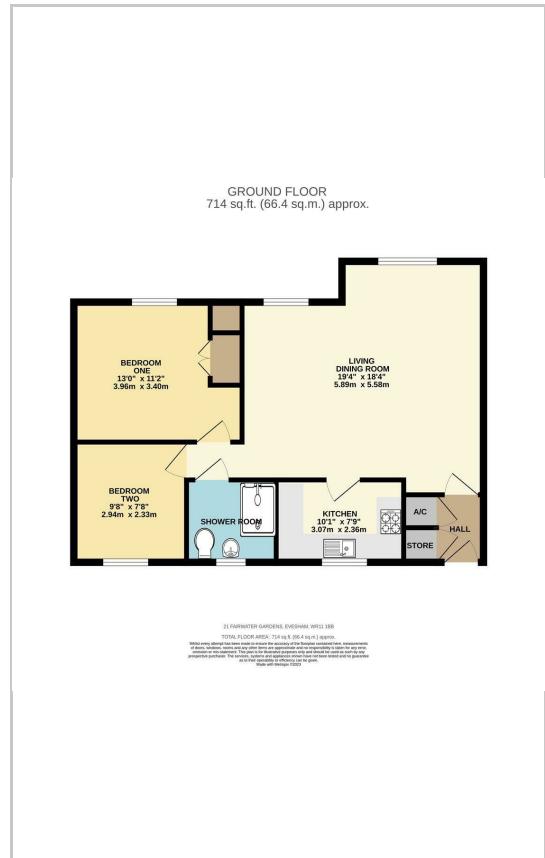
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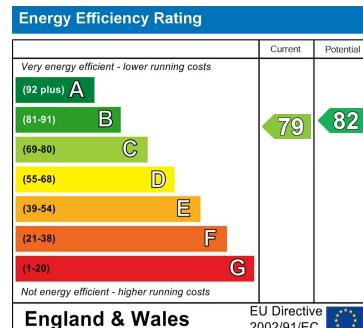
Area Map



Floor Plans



Energy Efficiency Graph



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