



# 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.

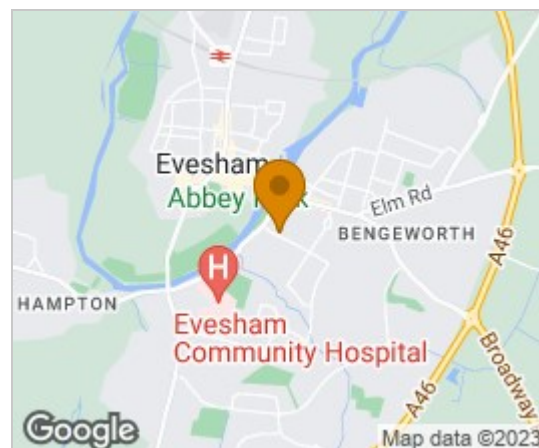
## Outside

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.

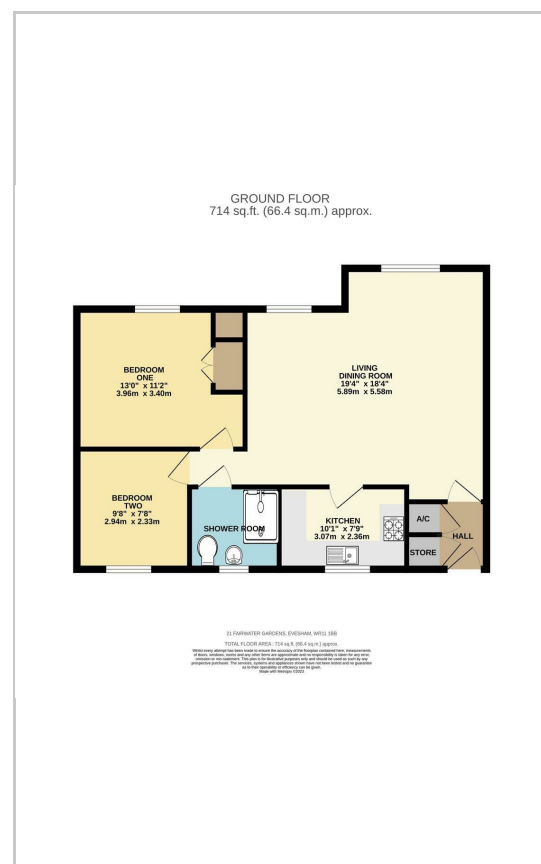
## Referrals

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.

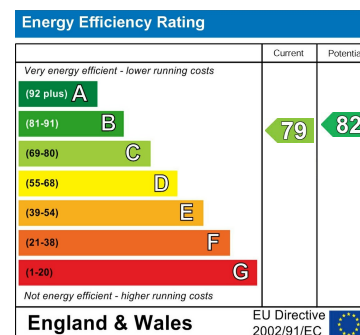
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.