



Leggett & James

The Vale of Evesham Property Experts



30 Fountain Court

Waterside, Evesham, WR11 1JX

Asking Price £135,000



***CENTRALLY LOCATED CHAIN FREE GROUND FLOOR TWO BEDROOM HOME WITH LONG LEASE (970 YEARS REMAINING) AND MODERN KITCHEN & SHOWER ROOM ***

This two bedroom ground floor home is offered to the market with no onward chain.

The property boasts two bedrooms, a long lease with 970 years remaining, modern kitchen & shower room and is within easy reach of Evesham town centre and train station.



The Property

As you approach the property you will find an abundance of communal parking, the flat is located on the ground floor of the building.

The accommodation comprises: entrance hall, kitchen, shower room/wet room, lounge/diner, two well proportioned bedrooms.

The property further benefits from an electric heating system and double glazing throughout.

Tenure - Leasehold

Lease details:

Lease Length - 1000 years from 1 January 1996

Service charge - £1,053 Per Year (Approximate)

Council Tax Band - A

Entrance Hall

The welcoming central entrance hall has a wall mounted electric heater, doors opening into all rooms and useful built in storage.

Lounge/Diner 15'1 x 11'7 (4.60m x 3.53m)

The spacious lounge/diner has a double glazed window to the front aspect and two wall mounted electric heaters.

Kitchen 8'10 x 8'8 (2.69m x 2.64m)

The kitchen has a double glazed window to the rear aspect and wall mounted electric heater. The modern kitchen has a range of wall & base units, sink with drainer and space for a fridge freezer, oven, washing machine and dishwasher.

Shower Room / Wet Room 7'4 x 6'4 (2.24m x 1.93m)

The shower room/wet room has an obscured double glazed window to the rear aspect and heated towel rail. The modern suite comprises of a low level WC, hand wash basin and retractable shower unit, which opens up easily to create a wet room if needed.

Bedroom One 11'11 x 11'0 (3.63m x 3.35m)

Double bedroom with double glazed window to the rear aspect and wall mounted electric heater.

Bedroom Two 9'5 x 7'10 (2.87m x 2.39m)

Generous bedroom with double glazed window to the front aspect and wall mounted electric heater.

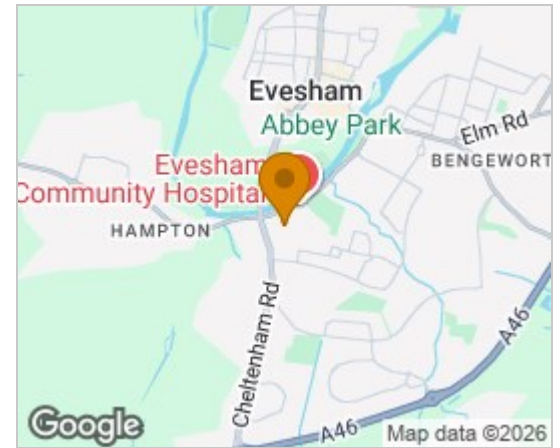
Outside

Externally you will find an abundance of communal parking and communal garden space to the rear of the building.

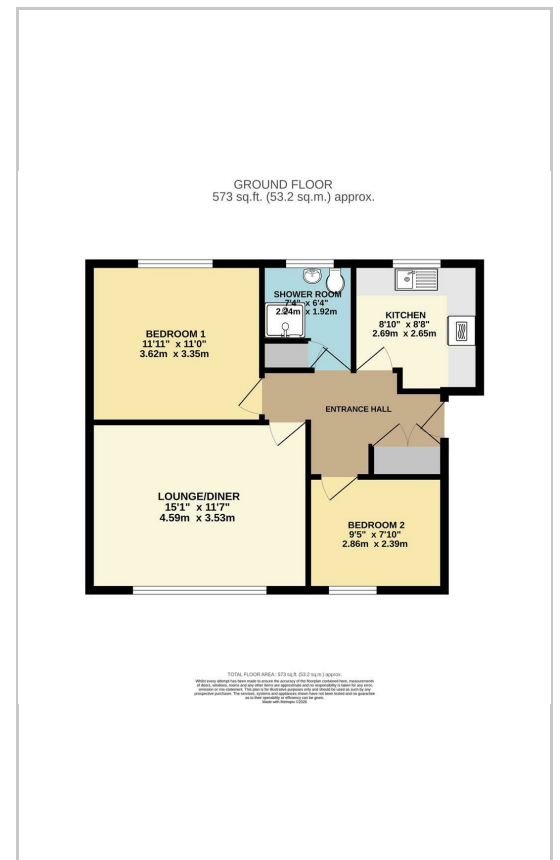
Referrals

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.

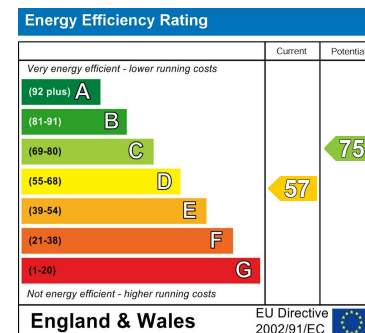
Area Map



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.