



**Leggett
& James**

The Vale of Evesham Property Experts



7 Fairwater Gardens

Coopers Lane, Evesham, WR11 1BB

Asking Price £199,950



This two bedroom ground floor Maisonette enjoys an enviable secluded position within a popular and well located retirement development.

The accommodation enjoys two bedrooms, an open plan living dining room, a well equipped kitchen and shower room. There is also a pleasant patio area and shrub border for the property which is accessed through twin doors in the living room.

The development of Fairwater Gardens is a well renowned retirement community and the property enjoys all the benefits of that, from the delightful communal gardens, the laundry and the social activities room all found in the main building.

Viewing of this excellent example is highly recommended for anyone looking for that perfect place to live with independence, whilst enjoying the security of a retirement community.



Entrance Hall

A part double glazed front door open into the hall which has a wall mounted electric heater, a security alarm point a useful built in store cupboard and the Airing Cupboard, which houses a 'Megaflo' hot water heater. Door to:

Open Plan Living Dining Room 18'8 x 12'6 (5.69m x 3.81m)

having a double glazed window to the front and twin double glazed door that open to the patio at the rear. There a wall mounted electric storage heater, media connection points, a decorative wall mounted electric fire, access to the loft space and doors to:

Kitchen 9'1 x 7'9 (2.77m x 2.36m)

having a double glazed window to the rear, inset spotlights and enjoying a modern range of cupboards, drawers and work surfaces, a single drainer sink and a four ring electric cooker hob with oven below and extractor hood above. There is also an integral fridge/freezer and plumbing for a washing machine.

Bedroom One 11'10 x 9'9 (3.61m x 2.97m)

with a double glazed window to the side, a TV point, electric storage heater and a built in double wardrobe.

Bedroom Two 13'6 x 6'10 (4.11m x 2.08m)

having a double glazed window to the rear, a TV point, a wall mounted electric panel heater and a built in wardrobe.

Shower Room 6'9 x 6'1 (2.06m x 1.85m)

offering a modern white suite comprising a low level WC, a pedestal wash basin and a double shower enclosure with a direct hot water shower. There is also a wall mounted electric fan, an illuminated mirror with a shaver point and a heated towel rail.

Outside

The property is set in a secure position towards the rear of the development and has its own entry. At the rear of the property directly opposite the living room, there is a pleasant patio space ideal for outdoor relaxing.

Within the Fairwater Gardens development, there are a variety of amenities that includes a house manager, communal social rooms, kitchen and laundry, along with the delightful well tended and established gardens that are found close by.

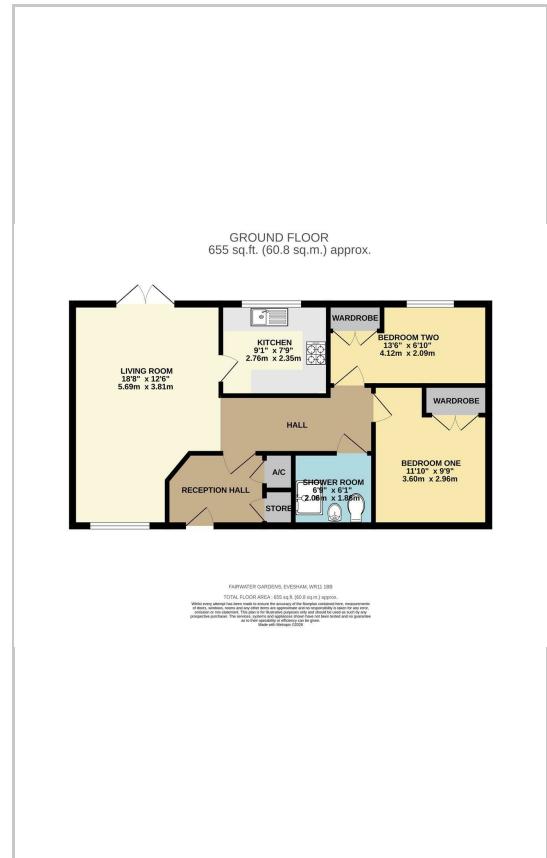
Referrals

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.

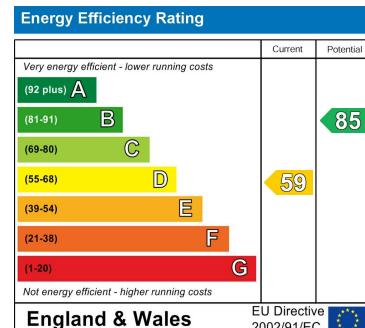
Area Map



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.