



# Leggett & James

The Vale of Evesham Property Experts



## 26 Fountain Court

, Evesham, WR11 1JX

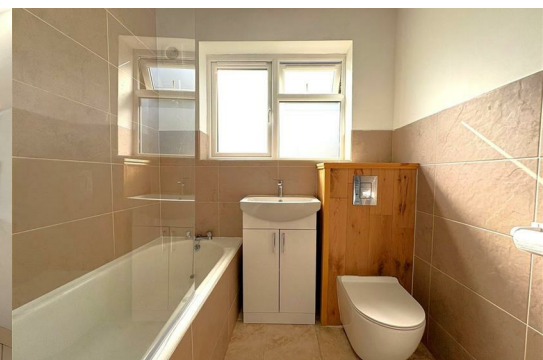
Asking Price £120,000



\*\*\*CHAIN FREE GROUND FLOOR TWO BEDROOM HOME WITH LONG LEASE (970 YEARS REMAINING) AND USEFUL EN-BLOC GARAGE\*\*\*

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, useful en-bloc garage 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, bathroom, living room, 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 Yar (Approximate)

Council Tax Band - A

## Entrance Hall

The welcoming central entrance hall has a wall mounted electric heater and doors opening into all rooms.

## Living Room 15'2 x 11'7 (4.62m x 3.53m)

The spacious living room has a double glazed window to the front aspect and wall mounted electric heater.

## Kitchen 8'11 x 8'10 (2.72m x 2.69m)

The kitchen has a double glazed window to the rear aspect. The modern kitchen has a range of base units, sink with drainer, built in dishwasher and space for a washing machine and fridge freezer.

## Bathroom 7'4 x 6'4 (2.24m x 1.93m)

The bathroom has an obscured double glazed window to the rear aspect, heated towel rail and useful storage cupboard. The suite comprises of a low level WC, hand wash basin and bath with shower over and shower screen.

## Bedroom One 12'0 x 11'0 (3.66m x 3.35m)

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

## Bedroom Two 9'5 x 7'11 (2.87m x 2.41m)

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

## En-Bloc Garage

The property has the addition of a very useful en-bloc garage - ideal for short term and long term storage.

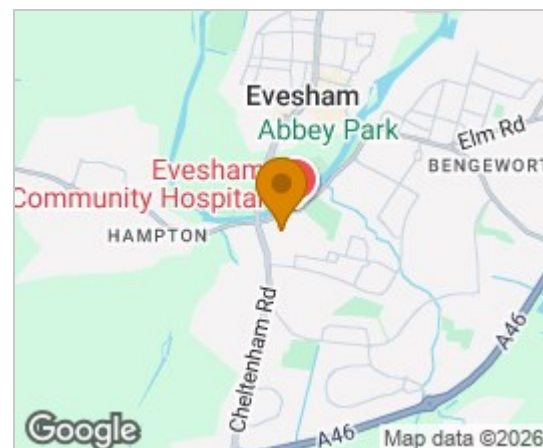
## Outside

Externally you will find an abundance of communal parking and an en-bloc garage

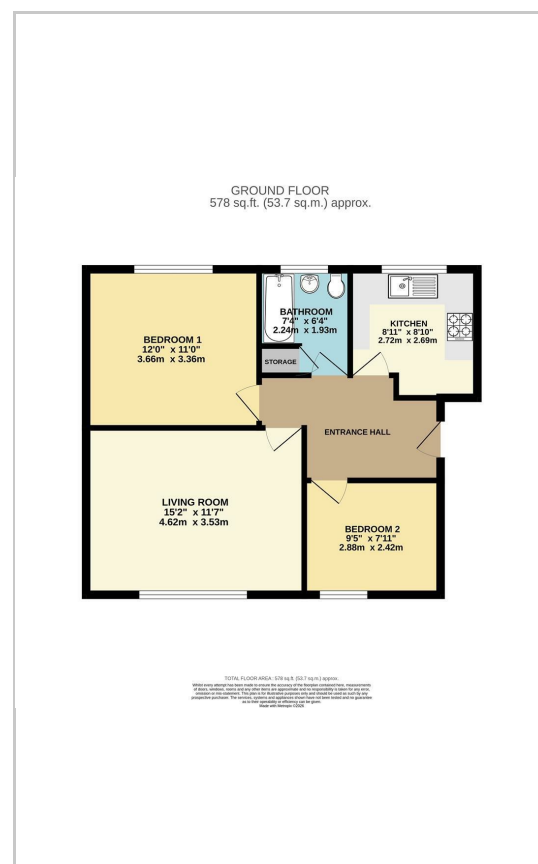
## Referrals

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.

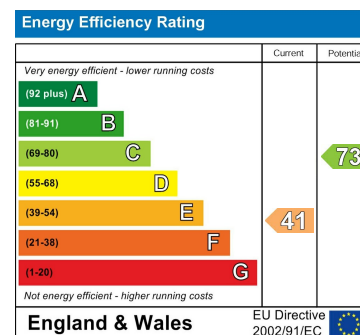
## Area Map



## Floor Plans



## Energy Efficiency Graph



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