



Leggett & James

The Vale of Evesham Property Experts



26 Monks Walk

Evesham, Worcestershire, WR11 4SL

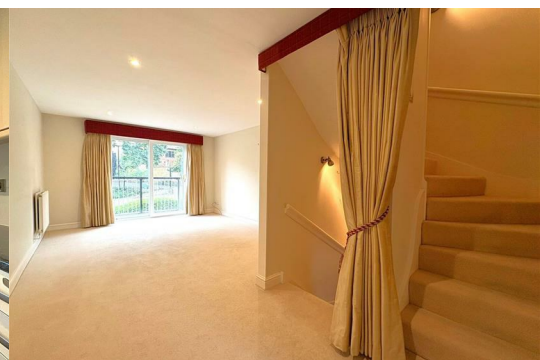
Asking Price £239,950



CHAIN FREE SECURELY GATED RIVERSIDE PROPERTY WITH RIVER VIEWS AND STUNNING COMMUNAL GARDENS WITH RIVER FACING SUN DECK

Are you looking for a lifestyle change? If you are looking for a peaceful life by the river, then this may be the home for you!

This securely gated riverside home is offered to the market with NO ONWARD CHAIN. The property boasts a central location within walking distance of the town's amenities and benefits from having Evesham's abbey park on your doorstep.



The Property

As you approach the property through the secure electric gates you will find a useful garage with electric remote controlled door for parking of a vehicle.

The ground floor comprises: Entrance hall, spacious garage.
 The first floor comprises: lounge/diner with balcony, kitchen with river views.
 The second floor comprises: landing, two well proportioned bedrooms, modern shower room.
 The top floor comprises: landing, main bedroom, modern shower room.

The property further benefits from gas central heating and double glazing throughout.

Tenure - Leasehold
 Council Tax Band - D

Lease details:
 Lease Length - 999 years from 01/01/1996
 Ground Rent - £0
 Service Charge - £1,500 Per Year.

Entrance Hall

The welcoming entrance hall has a useful door offering access to the spacious garage, panel radiator and stairs rising to the first floor living accommodation.

Garage 26'10 x 11'0 (8.18m x 3.35m)

The spacious garage has light, power and an electric up and over garage door. The garage can be accessed both externally for the parking of a vehicle and internally from the entrance hall making access incredibly easy.

Lounge Diner 20'0 x 11'0 (6.10m x 3.35m)

The light and airy lounge diner has two panel radiators and sliding doors opening onto the lovely balcony, which can make a useful outdoor sitting area, overlooking Evesham's Abbey park.

Kitchen 11'0 x 7'0 (3.35m x 2.13m)

The modern kitchen enjoys a view of the River Avon. The kitchen comprises of a range of wall and base units, electric oven with gas hob, sink with drainer, integrated fridge freezer and space for a washing machine. The kitchen has a panel radiator and double glazed window to the front aspect, overlooking the River Avon.

Second Floor Landing

The second floor landing has doors offering access to bedrooms 2 & 3 and a shower room that services these two bedrooms. The landing also has a panel radiator.

Bedroom Two 13'10 x 11'0 (4.22m x 3.35m)

Double bedroom with built in wardrobes, double glazed window to the rear aspect and panel radiator.

Bedroom Three 11'0 x 7'0 (3.35m x 2.13m)

Versatile bedroom that is currently being utilised as a home/study. The bedroom has a panel radiator and double glazed window to the front aspect overlooking the River Avon.

Shower Room 8'11 x 3'1 (2.72m x 0.94m)

Modern shower room with low level WC, hand wash basin, shower cubicle and panel radiator.

Third Floor Landing

The third floor landing has doors offering access to the main bedroom and modern shower room.

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

Double bedroom 'Velux' style window to the rear aspect and panel radiator.

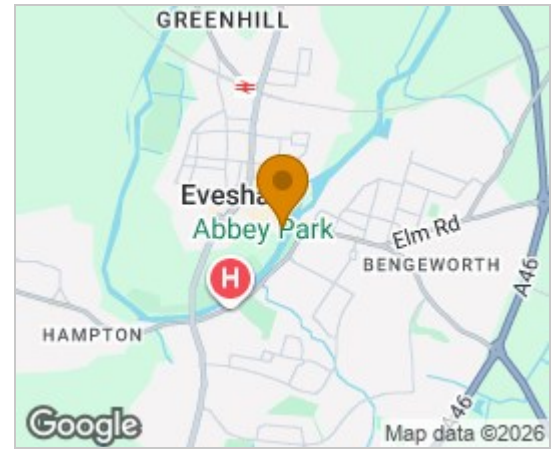
Shower Room 7'11 x 6'0 (2.41m x 1.83m)

Modern shower room with low level WC, hand wash basin, shower cubicle and heated towel rail.

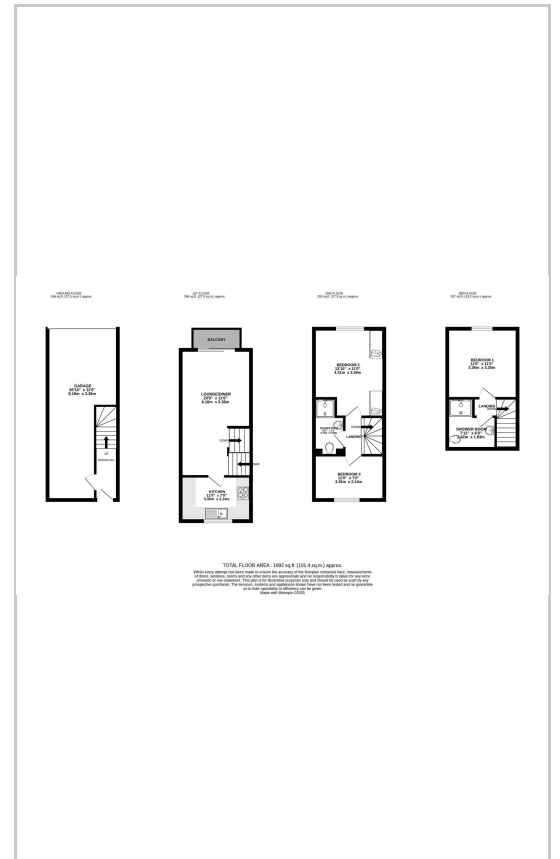
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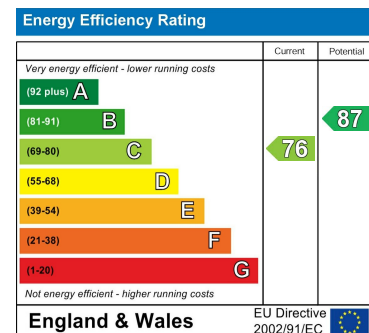
Area Map



Floor Plans



Energy Efficiency Graph



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