



Leggett & James

The Vale of Evesham Property Experts



26 Fountain Court

, Evesham, WR11 1JX

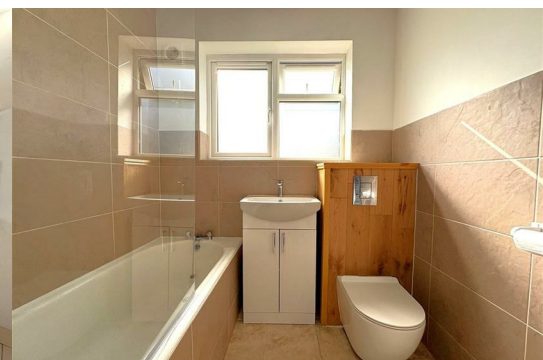
Asking Price £120,000



CHAIN FREE GROUND FLOOR TWO BEDROOM HOME WITH LONG LEASE (970 YEARS REMAINING) AND USFUL 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 Year (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.

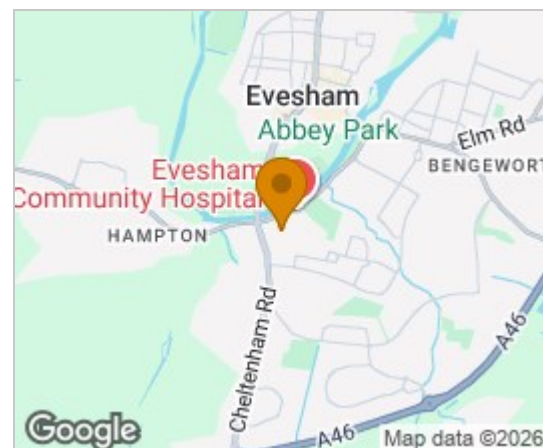
Outside

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

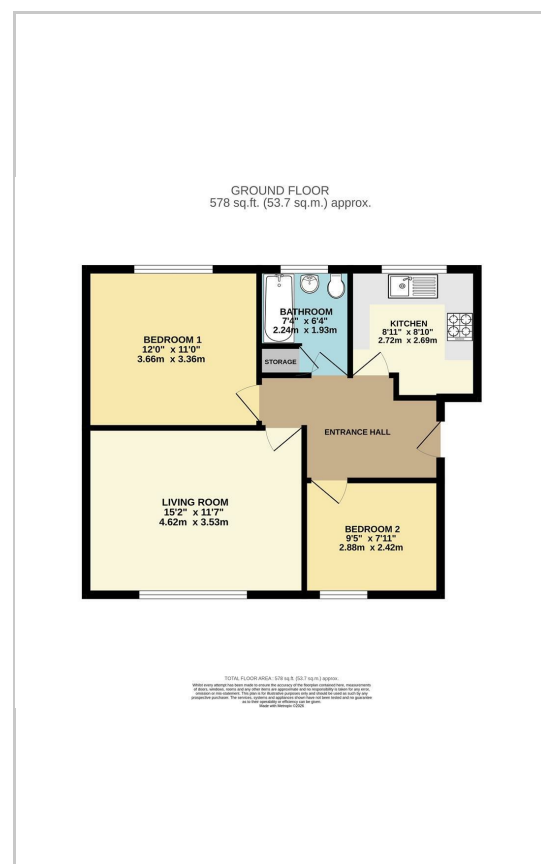
Referrals

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.

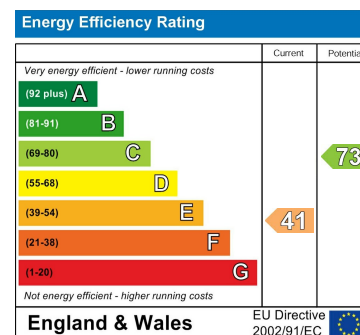
Area Map



Floor Plans



Energy Efficiency Graph



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