



Bridge Street | | Evesham | WR11 4RR

Guide Price £90,000

COOPER & CO

## Key features

- NO ONWARD CHAIN - IDEAL FOR FIRST TIME BUYERS
- INVESTMENT OPPORTUNITY
- FIRST FLOOR APARTMENT
- CENTRE TOWN LOCATION CLOSE TO LOCAL AMENITIES
- LARGE LIGHT LOUNGE
- TWO BEDROOMS
- CURRENT INCOME OF CIRCA £600PCM
- 999 YEARS LEASE FROM 2003
- TENANTS IN SITU
- VIEWINGS 7 DAYS A WEEK

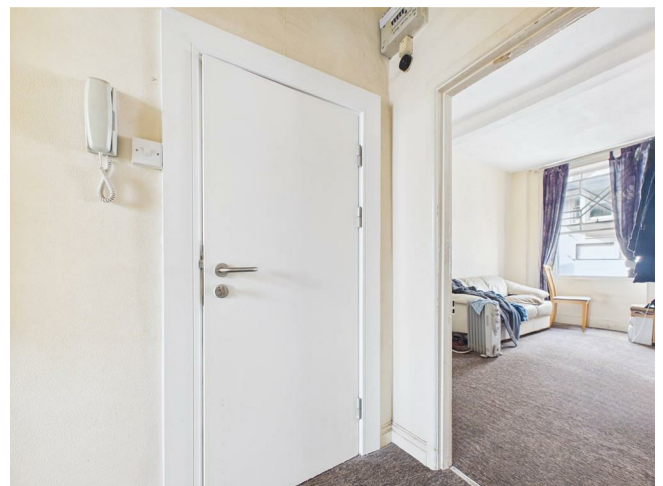
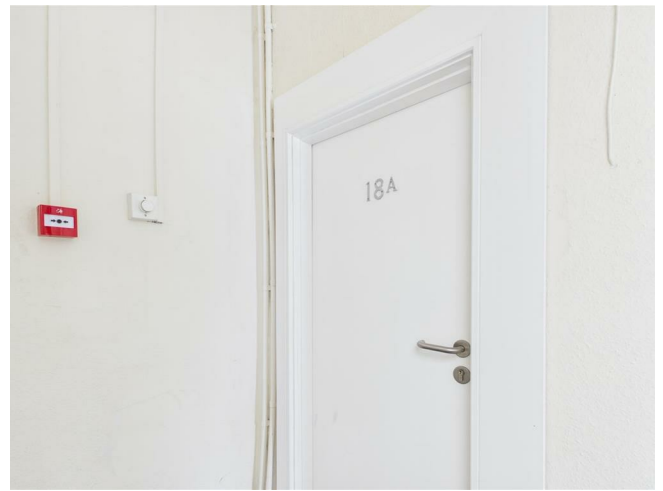
## Description

**\*\*FANTASTIC INVESTMENT OPPORTUNITY - CURRENTLY PRODUCING £7200.00 PA WITH SCOPE TO ADD VALUE. TWO BEDROOM FIRST FLOOR APARTMENT SITUATED IN THE HEART OF EVESHAM HIGH STREET LOCATED IN THE TOWN CENTRE WITH EASY ACCESS TO LOCAL AMENITIES AND PUBLIC TRANSPORT \*\*** Internally boasting 2 bedrooms, lounge, kitchen, family bathroom, communal entrance.

### Agents Note:

Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements. The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required. The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.



#### Front

Property is approached via blue main front door in-between to local stores, taking you into a shared hallway and steps to the first floor. Located on Evesham high street.

#### Hallway

Doors to Kitchen, Lounge & Bathroom.

#### Kitchen

Vinyl underfoot flooring, mix of wall and base units surmounted with work surface, kitchen sink with drainer, space for white goods. Boiler located on kitchen wall.

#### Lounge

Carpeted flooring, radiator, 2 Windows to the front aspect

#### Bathroom

Vinyl flooring underfoot, bath with shower over-head, wash hand basin, wc, frosted window to the rear aspect.

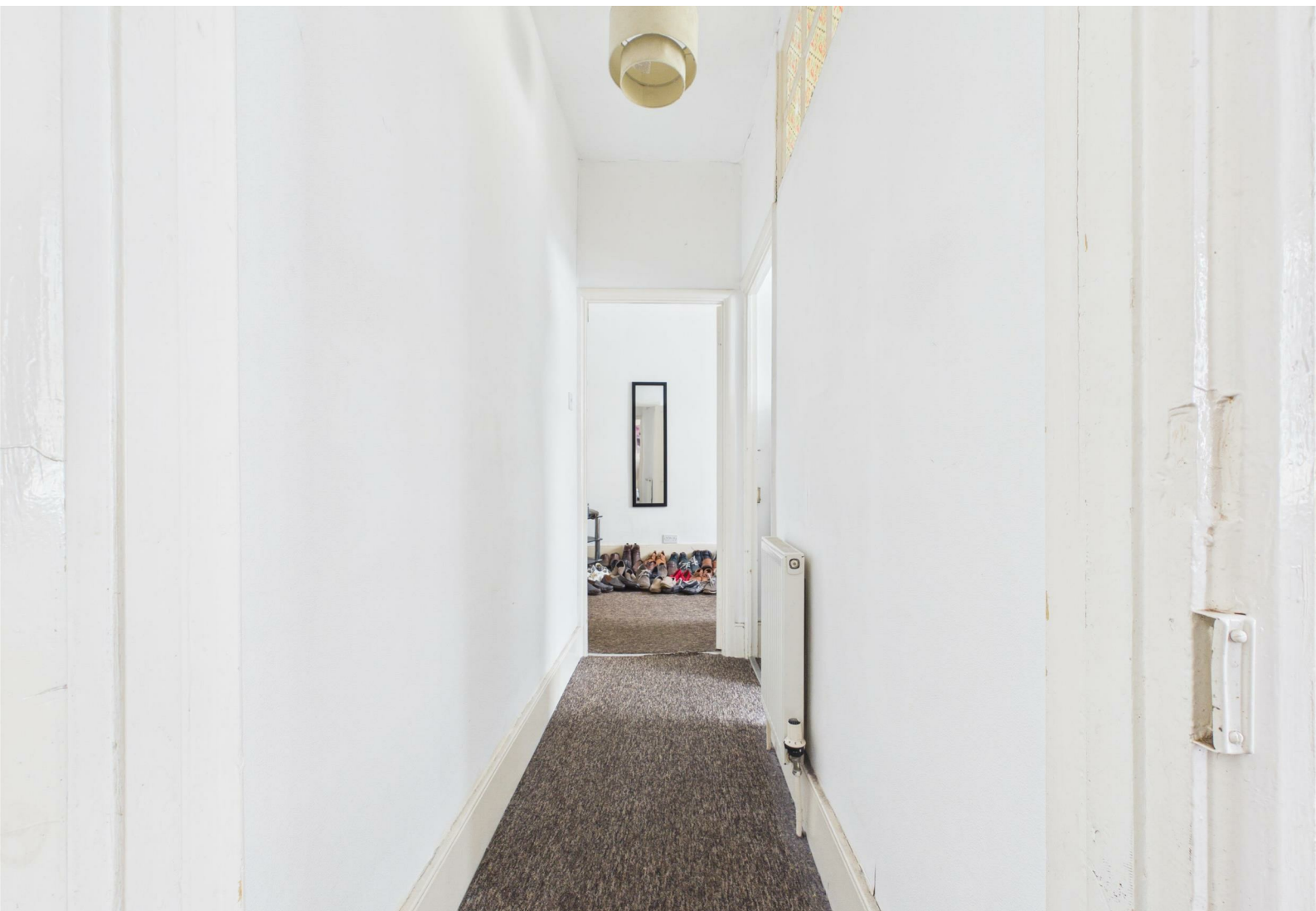
#### Bedroom 1

Carpeted flooring, radiator, window to front aspect.

#### Bedroom 2

Carpeted flooring, radiator, window to front aspect.







#### Location

Situated in the heart of the historic market town of Evesham, this property offers the convenience of town-centre living combined with the charm of a picturesque riverside setting. Everything you need is within easy walking distance, including independent shops, supermarkets, cafés, restaurants, pubs, and everyday amenities.

Evesham's vibrant Market Square is at the centre of the town, while the beautiful River Avon and award-winning Abbey Park provide attractive green spaces for walking, relaxing, boating, and seasonal events. The town is rich in history, with the iconic Bell Tower, medieval churches, and the remains of Evesham Abbey creating a distinctive character that appeals to both residents and visitors.

The town is well connected for commuters, with Evesham railway station approximately a 10-minute walk from the town centre, offering direct services to London Paddington, Oxford, Worcester, and Great Malvern. Excellent road links via the A46 and nearby M5 provide easy access to Cheltenham, Stratford-upon-Avon, Worcester, Birmingham, and the Cotswolds.

#### Additional Information

Council Tax Band - A

Leasehold - 999 Years from 2005.

Ground Rent - £200 P.A approx.

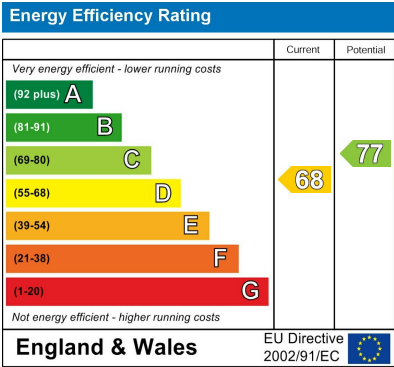
Service Charge - N/A

All to be confirmed via solicitors.

Seller has advised the management company is shared with the 4 apartments and any charges or works to be completed are split 4 way between each apartment owners.

Property is currently tenanted.

Floor plans



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