



Flat 4 The Woolpack

12 Port Street | | Evesham | WR11 1AN

Guide Price £75,000

COOPER & CO

Key features

- 1 Bedroom Apartment
- Character Features Throughout
- Investment Opportunity - Current income of circa £6480 pa
- Can be sold with Tenant in Situ at £540pcm
- Communal Garden
- Situated in the heart of Port Street
- ****NO ONWARD CHAIN****
- ****VIEWINGS AVAILABLE 7 DAYS A WEEK****



Description

****FANTASTIC INVESTMENT OR FIRST TIME BUY OPPORTUNITY - 1 BEDROOM APARTMENT SITUATED IN THE HEART OF PORT STREET WITH GOOD SIZED COMMUNAL GARDENS AND EASY ACCESS TO LOCAL AMENITIES. CURRENTLY PRODUCING £6600 PA WITH SCOPE TO ADD VALUE. OPTION OF TENANT IN SITU**** Internally boasting 1 bedroom, lounge and family bathroom and benefiting from communal entrance and shared communal gardens.



Entrance Hall

Doors to Bedroom 1, Kitchen, Bathroom, and Lounge

Lounge

Carpeted flooring, radiator, 2X DG UPVC Windows to the front aspect

Kitchen

Vinyl underfoot flooring, mix of wall and base units surmounted with work surface, kitchen sink with drainer, integrated electric hobs with extractor fan over, integrated double oven, 2 spaces for white goods

Bathroom

Vinyl flooring underfoot, bath with shower over-head, wash hand basin, low flush wc., frosted UPVC DG window

Bedroom 1

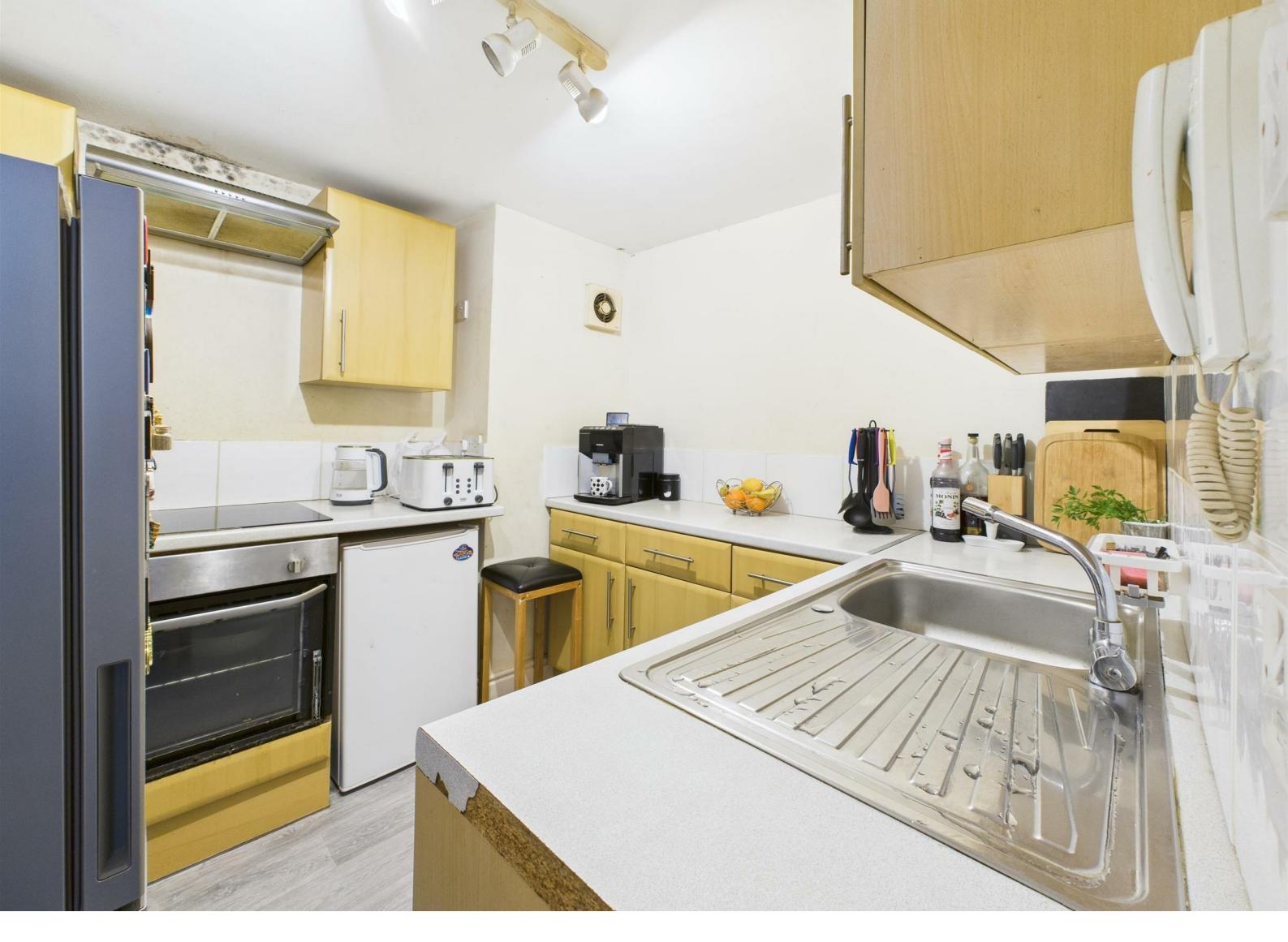
Carpeted flooring, radiator. 2X Skylight Windows

Communal Rear Garden

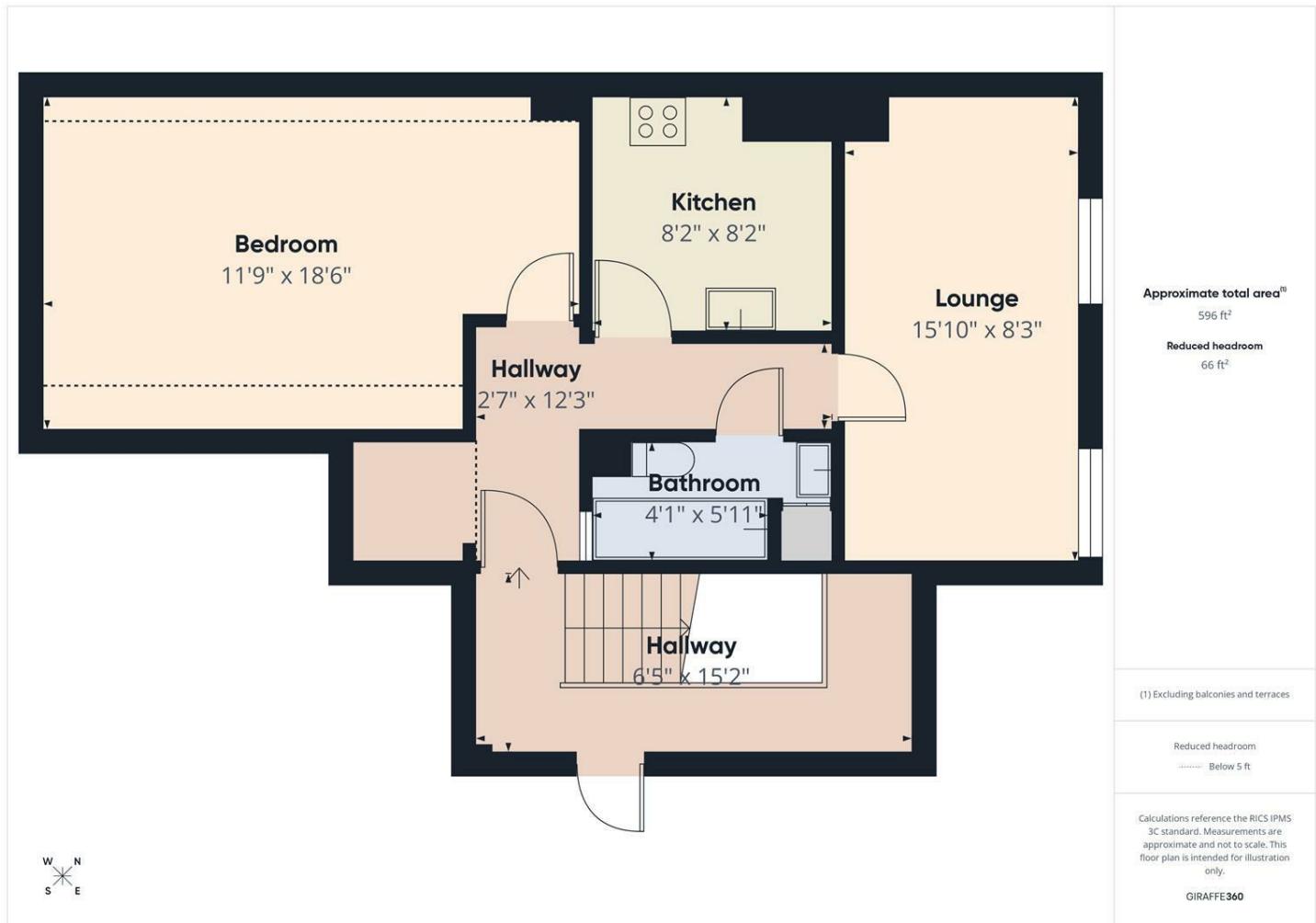
Secured communal laid to lawn rear garden boarded by mature plants and hedging







Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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