Bridge Street | | Evesham | WR11 4RR

## By Auction £80,000

COOPER & CO

# Key features

- BIDDING REGISTRATION REQUIRED
- INVESTMENT OPPORTUNITY
- FIRST FLOOR APARTMENT
- CENTRE TOWN LOCATION CLOSE TO LOCAL AMENITIES
- LARGE LIGHT LOUNGE
- KITCHEN DINING ROOM
- PLEASE INSPECT LEGAL PACK AT AUCTIONHOUSE.CO.UK/BIRMINGHAM
- NATIONAL ONLINE AUCTION 10TH NOVEMBER 2026
- 999 YEARS LEASE FROM 2003
- VIEWINGS 7 DAYS A WEEK

# Description

For Sale By Unconditional Online Auction Guide Price* : £80,000 Bidding Opens 10/11/2026 13:00

A well-positioned two-bedroom first-floor apartment situated in the heart of Evesham town centre, directly on the High Street.

Currently producing £7,800 PA, the property offers an attractive opportunity for investors looking to acquire an existing income-producing asset

The accommodation briefly comprises Two bedrooms, Lounge, Kitchen, Bathroom, Communal entrance

Situated in the heart of the historic market town of Evesham, the property is ideally positioned for access to a wide range of local amenities, including shops, supermarkets, cafés, restaurants, pubs and public transport.

The popular Market Square, River Avon and Abbey Park are all within easy walking distance, while Evesham's historic character and riverside setting make it a popular location for both residents and visitors.

Evesham railway station is approximately a 10-minute walk from the town centre, providing services towards London Paddington, Oxford, Worcester and Great Malvern. The town also benefits from excellent road connections via the A46 and nearby M5, providing access to Worcester, Cheltenham, Stratford-upon-Avon, Birmingham and the Cotswolds.

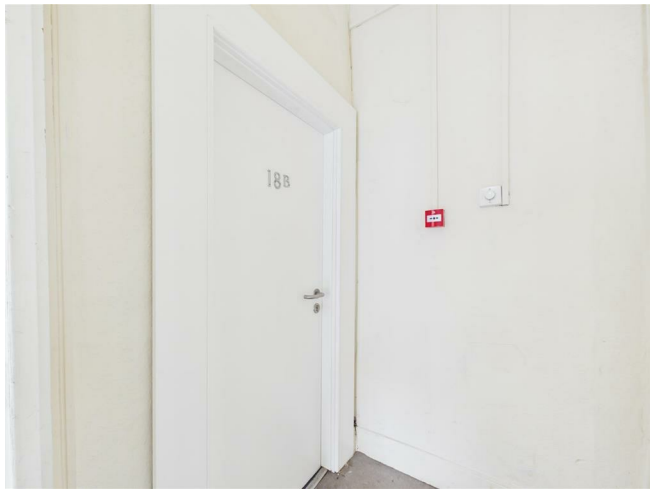
The seller has advised that the management company is shared between the four apartments, with any charges or works required split equally between the four apartment owners

Accommodation
Kitchen/ Dining Room 24'3" x 12'6"
Living Room 14'6" x 13'0"
Bedroom One 17'6" x 9'7"
Bedroom Two 11'6" x 9'11"
Bathroom 7'9" x 7'2"

Tenure
Leasehold. The property is held on a 999 year lease from 2003 (thus approximately 976 years unexpired).

Annual Ground Rent
£200

Annual Service Charge
£0



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
Carpet flooring underfoot, Inital Hallway leads you to the lounge, with a further hallway allowing access to bedroom 1 & 2 and kitchen dining.

Lounge
Carpeted flooring, radiator, 2 Windows to the front aspect.

Kitchen Dining Room
Vinyl underfoot flooring, mix of wall and base units surmounted with work surface, kitchen sink with drainer, space for white goods.

Bathroom
Vinyl flooring underfoot, bath with shower over-head, wash hand basin and wc.

Bedroom 1
Carpeted flooring, radiator, window to rear aspect.

Bedroom 2
Carpeted flooring, radiator, window to side 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 / Auction House

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.

Auction House -
Important Notice to Prospective Buyers
We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Buyers Premium
£1800 inc VAT payable on exchange of contracts.

Administration Charge
£2040 Including VAT

Disbursements
Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion

# Floor plans

Approximate total area(1)

963 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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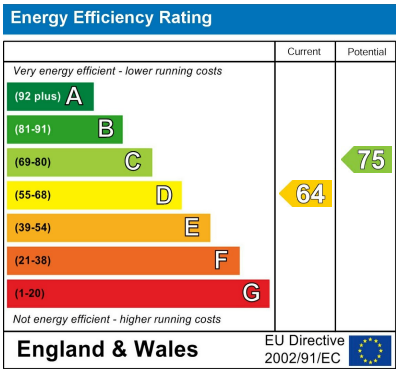


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