



## 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 Gardens
- 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**

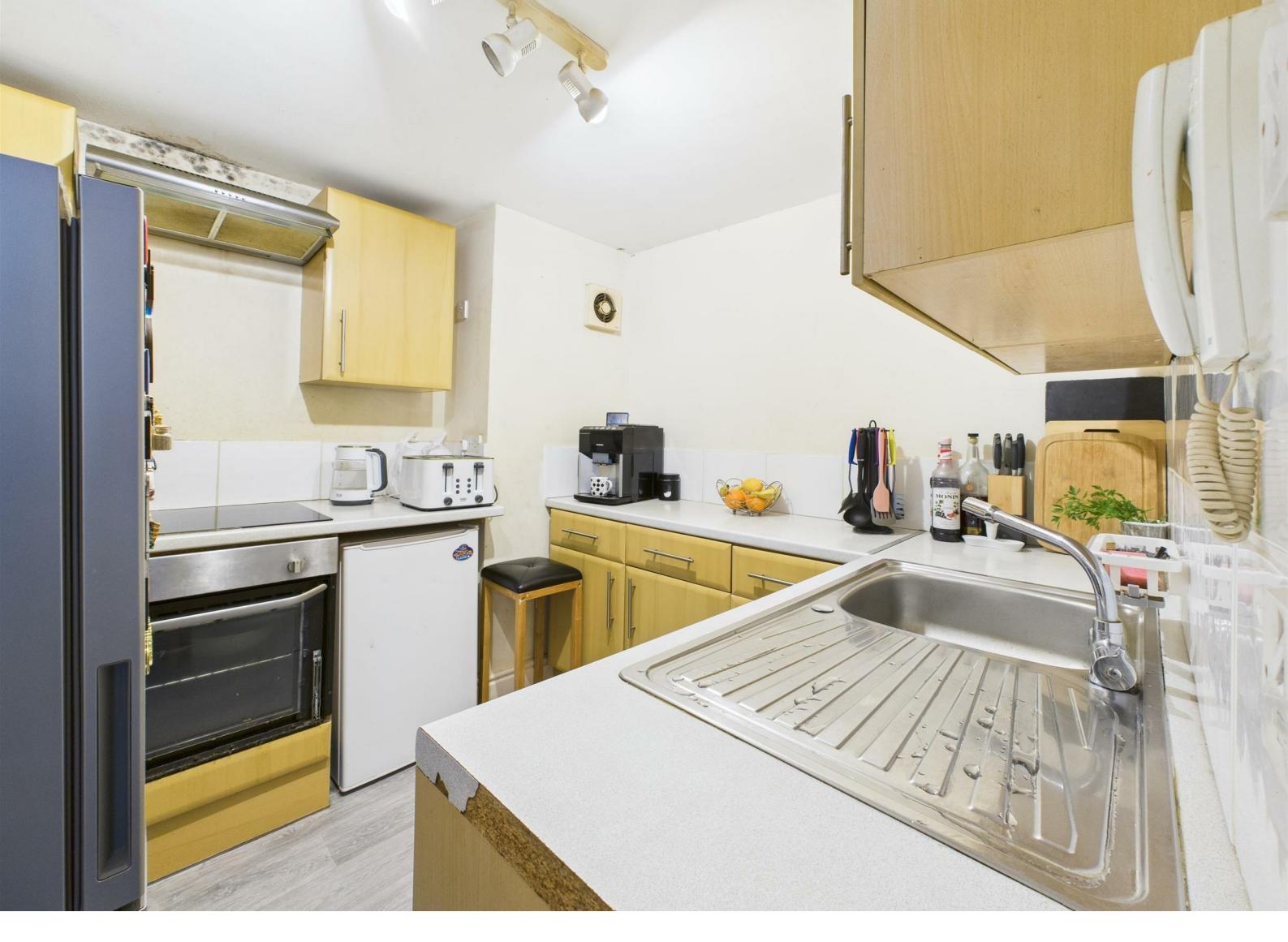
Carpeted flooring, radiator. 2X Skylight Windows

**Communal Rear Garden**

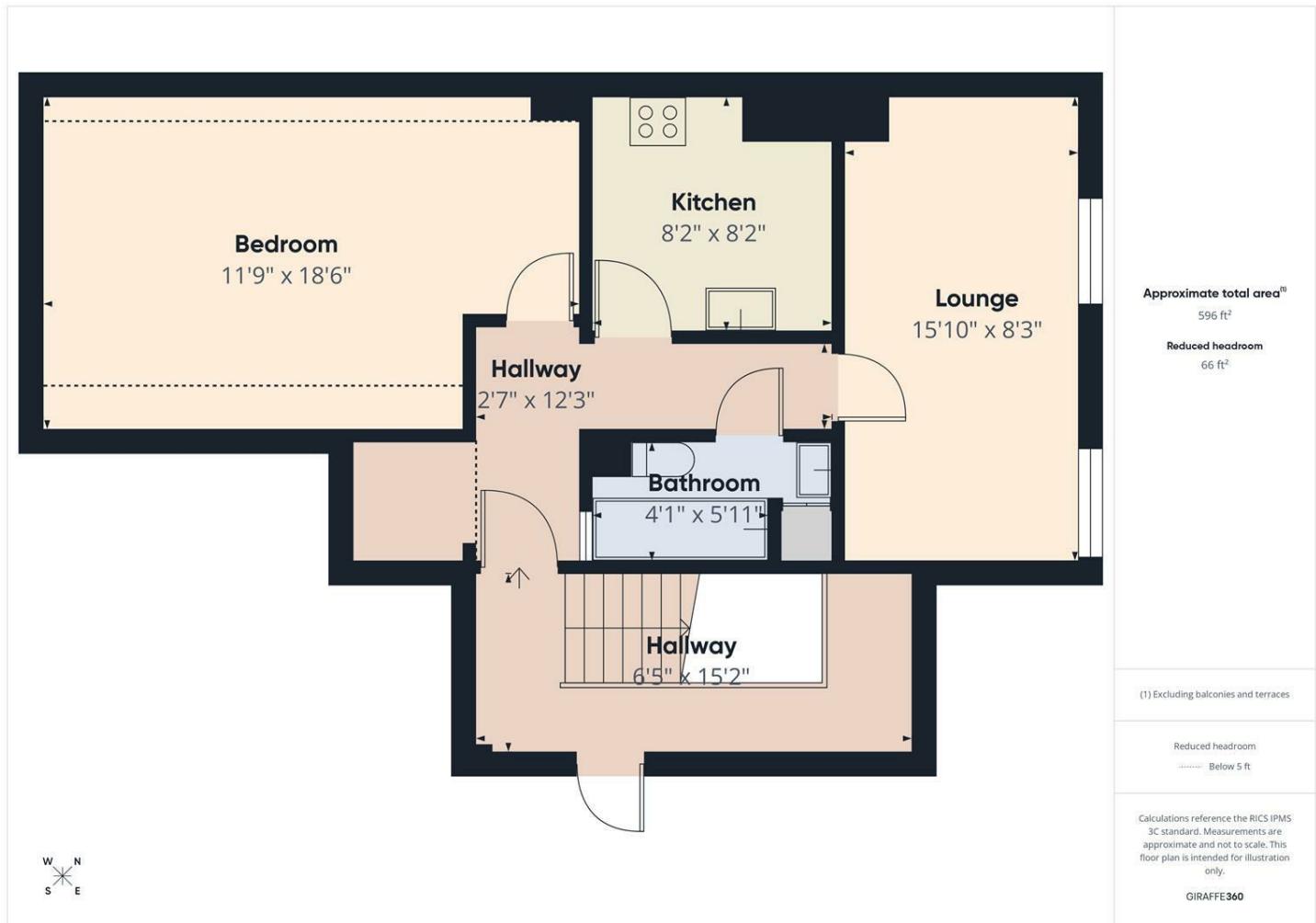
Secured communal laid to lawn rear garden boarded by mature plants and hedging







## 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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