



# Leggett & James

The Vale of Evesham Property Experts



## 46 Homsmith House

St. Marys Road, Evesham, WR11 4EH

Asking Price £65,000



Set in a popular residential retirement village in the convenient heart of Evesham, this first floor apartment is a superb example and enjoys a pleasing southerly facing view of the delightful communal gardens.

The apartment has enjoyed the stylish refurbishments to both the kitchen and the shower room, which both now offer contemporary modern fittings.

The property is available with no onward chain and viewing is highly recommended when considering this location, as the apartment is certainly one of the best.



## Homesmith House Information

In the main reception, there is access to the building services office and to the communal room, where a host of activities take place that you can be as much or as little a part of as you please. The building also offers a residents laundry, well tended communal gardens and covered charge points for motobility scooters.

The development has a minimum entry age limit to live in Homesmith House, that we believe to be 60.

Parking is available on site but these spaces have to be applied for through the building services management.

## The Entrance

Access to the building is via a secure door with an entry phone for visitors or key fob for residents.

There is a lift in the building and a staircase that will take you to the first floor.

## Hall

From the communal hallway a front door opens to the apartment hall with a door to the Airing Cupboard, which provides storage and houses the electric water heater.

Doors lead off to:

## Living Room

with a double glazed window enjoying an elevated view over the communal gardens and looking towards Evesham town. There are wall light points, a TV connection and an electric panel radiator. An archway opens to:

## Kitchen

refitted with a stylish modern range of cupboards, drawers and work surfaces, a four ring electric cooker hob with an extractor hood above and a raised twin oven. There is also a single drainer sink unit, all of which is complemented by decorative tiling.

## Bedroom

also enjoying a double glazed window with an elevated view over the gardens towards the town, wall light points, a built in double wardrobe and a wall mounted electric panel radiator.

## Shower Room

having been refurbished with a stylish modern white suite comprising a low level WC, a vanity wash basin with a cupboard below and an illuminated mirror, along with a generous walk in shower enclosure with a glass splash screen and a hot water shower.

## 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.

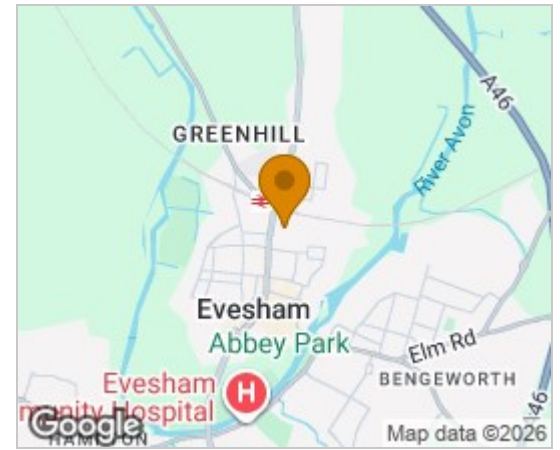
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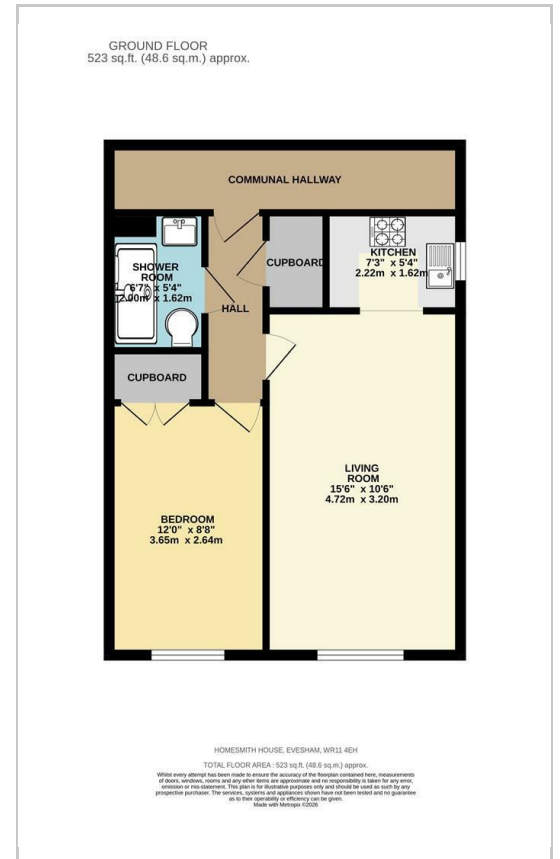
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## Area Map



## Floor Plans



## Energy Efficiency Graph

