

1 River Way, Shipston-on-Stour, CV36 4RD

- Ground Floor Apartment on the Edge of Shipston on Stour
- Two Bedrooms & Bathroom
- Sitting Room with Patio Doors to Courtyard Garden
- Fitted Kitchen
- Off Road Allocated Parking Space
- NO ONWARD CHAIN

2 1 1

Asking Price £180,000

A two bedroom ground floor apartment on a small development on the edge of Shipston on Stour. Whether you are a first-time buyer, a small family, or someone looking for a weekend getaway, this apartment offers a wonderful opportunity. Don't miss out on the chance to make this property your own and enjoy the beauty of Shipston-on-Stour living.

ACCOMMODATION

The front door opens into the living room which has a storage cupboard and double doors to the rear courtyard garden. A door leads through to the kitchen which has a range of base, wall and drawer units with work surfaces over. There is an electric cooker and space and plumbing for washing machine and fridge/freezer. A door leads through from the living room into a small hall with storage cupboard and doors that lead off into the two bedrooms and bathroom.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with 962 years remaining, with a service charge of £740 per annum, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Sept 26) | Minimum Mobile Coverage: 76% O2 (Checked on Ofcom Sept 26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

TENURE: The property is understood to be leasehold. The lease has 54 years remaining. The annual service charge is £740. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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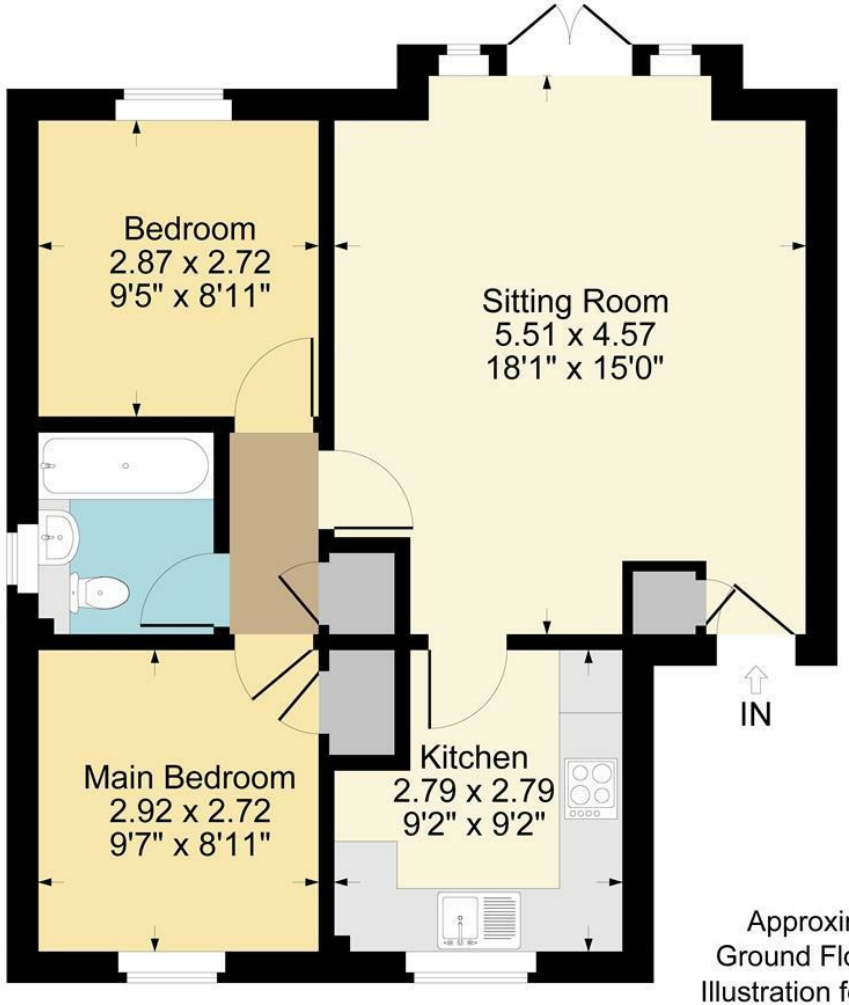
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Approximate Gross Internal Area
Ground Floor = 55.64 sq m / 599 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Ground Floor







DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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Peter Clarke