

Peter Clarke



Apartment 1 Springbank, Armistice Close, Shipston-on-Stour, CV36 4QG

Prices From £266,950

- Two Bedroom Apartment
- En-Suite Wet Room
- Additional Bathroom/Wet Room
- Open Plan Living/Dining/Kitchen
- Access to Shipston Lodge Care Home (subject to COVID 19 restrictions)
- Parking for one car.



An exclusive development of ten luxury Extra Care Apartments. These two bedroom apartments offer independent living just a short distance from the town centre. The apartments have access to Shipston Lodge Care Home which offers a wide range of facilities (subject to COVID-19 restrictions) including restaurant, café, hairdressing, cinema and invitation to care home activity programmes. Additional benefits include maintenance of all communal areas, gardens, lifts and external window cleaning

#### ACCOMMODATION

Entrance Hall having storage cupboard. Leading into the open plan Kitchen/Living/Dining room having a range of base, wall and drawer units with work surface over. Stainless steel sink and drainer with mixer tap. Integrated electric oven, electric hob and extractor above. Space and plumbing for washing machine. Feature fireplace. Door leading to patio area. The main bedroom having door to rear patio and an en suite wet room with overhead shower, grab rail, wc and pedestal wash hand basin. Bedroom two having door to patio area. The main bathroom/wet room with overhead shower with grab rail, bath, wc and pedestal wash hand basin. Outside there is access to a small paved area leading onto a communal garden and parking for one car.

#### GENERAL INFORMATION

**TENURE** The property is understood to be leasehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. Annual ground rent £100 and annual service charge £3,000.

**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. Gas central heating to radiators.

**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.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in Band E

**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 Agents.

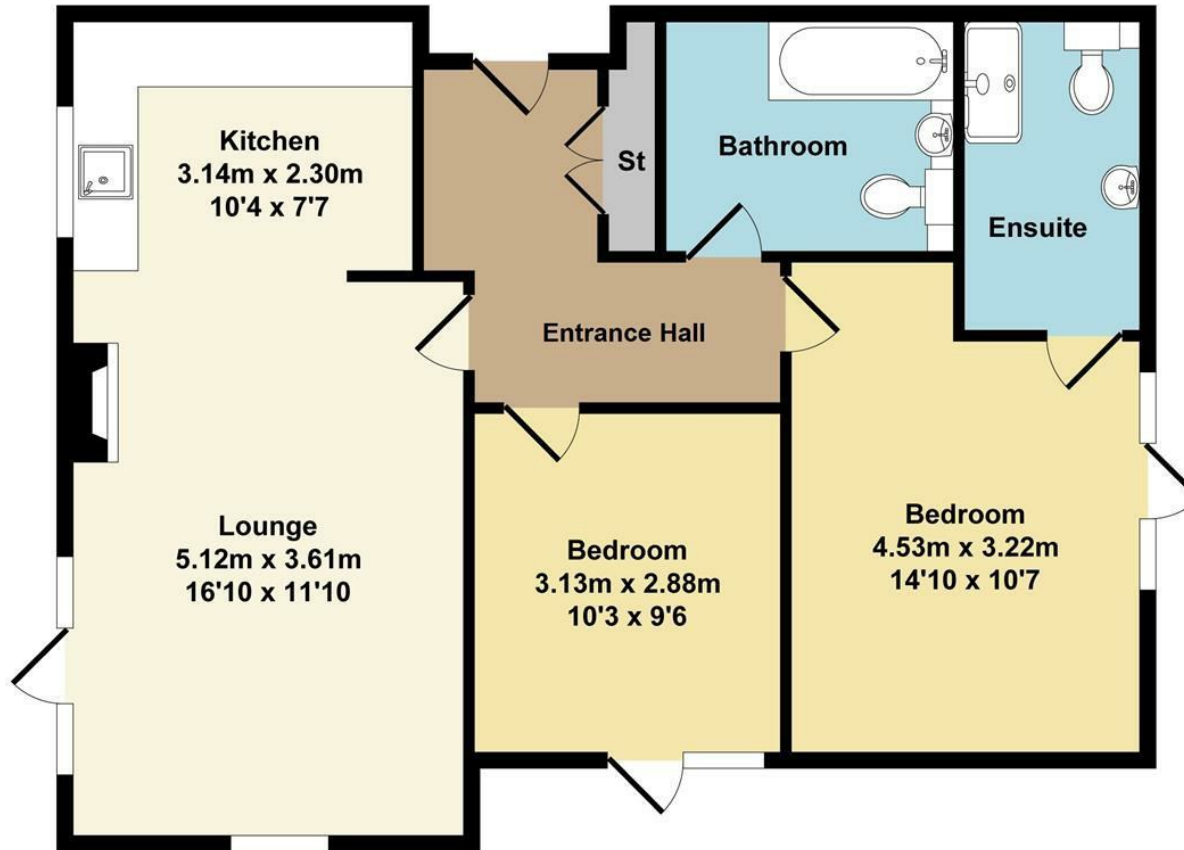
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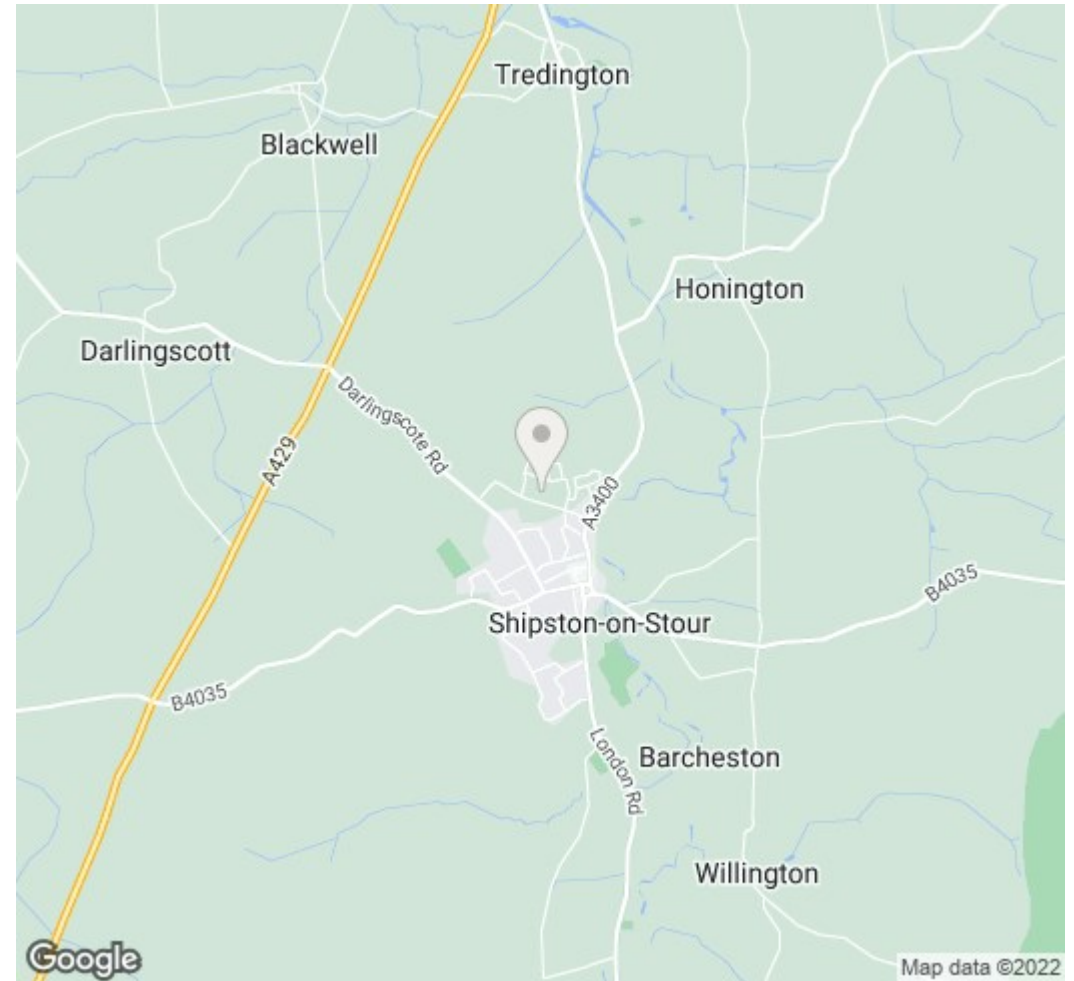


## Apartments 1 & 4, Springbank

Total Approx. Floor Area 68.80 Sq.M. (741 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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.

Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

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