

Peter Clarke



47 Beecham Road, Shipston-on-Stour, Warwickshire, CV36 4RJ

- First Floor Apartment
- Main Bedroom With En Suite
- Additional Bedroom
- Bathroom
- Open Plan
Living/Dining/Kitchen
- Allocated Parking Space
- Close To Town Centre
- NO ONWARD CHAIN



£200,000

**** NO UPWARD CHAIN**** A modern first floor two bedroom apartment situated in a popular residential area of Shipston On Stour. The accommodation briefly comprises of entrance hall, open plan living area with kitchen, master bedroom with en suite, a further bedroom and family bathroom. There is an allocated parking space to the rear. Ideal Investment opportunity. SHIPSTON ON STOUR is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

ACCOMMODATION

ENTRANCE HALL having large storage cupboard and additional cupboard housing hot water tank. Engineered oak flooring. OPEN PLAN LIVING/DINING/KITCHEN with a range of base, wall and drawer units, stainless steel sink and drainer, integrated appliances to include electric oven and electric hob with extractor over and dishwasher. MAIN BEDROOM with built in wardrobes and EN-SUITE with enclosed shower cubicle, pedestal wash hand basin and wc. BEDROOM with built in wardrobes. BATHROOM with white suite comprising of panelled bath with shower over, pedestal wash hand basin and wc. OUTSIDE to the rear of the property there is an allocated parking space.

GENERAL INFORMATION

TENURE The property is understood to be leasehold although we have not seen evidence. The property is leasehold with a 999 year lease from when the property was built in 2004. There is a ground rent charge of £250 and a monthly service charge of £196.08 levied for the upkeep of communal areas. This should be checked by your solicitor before exchange of contracts. 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. Gas central heating.

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 C.

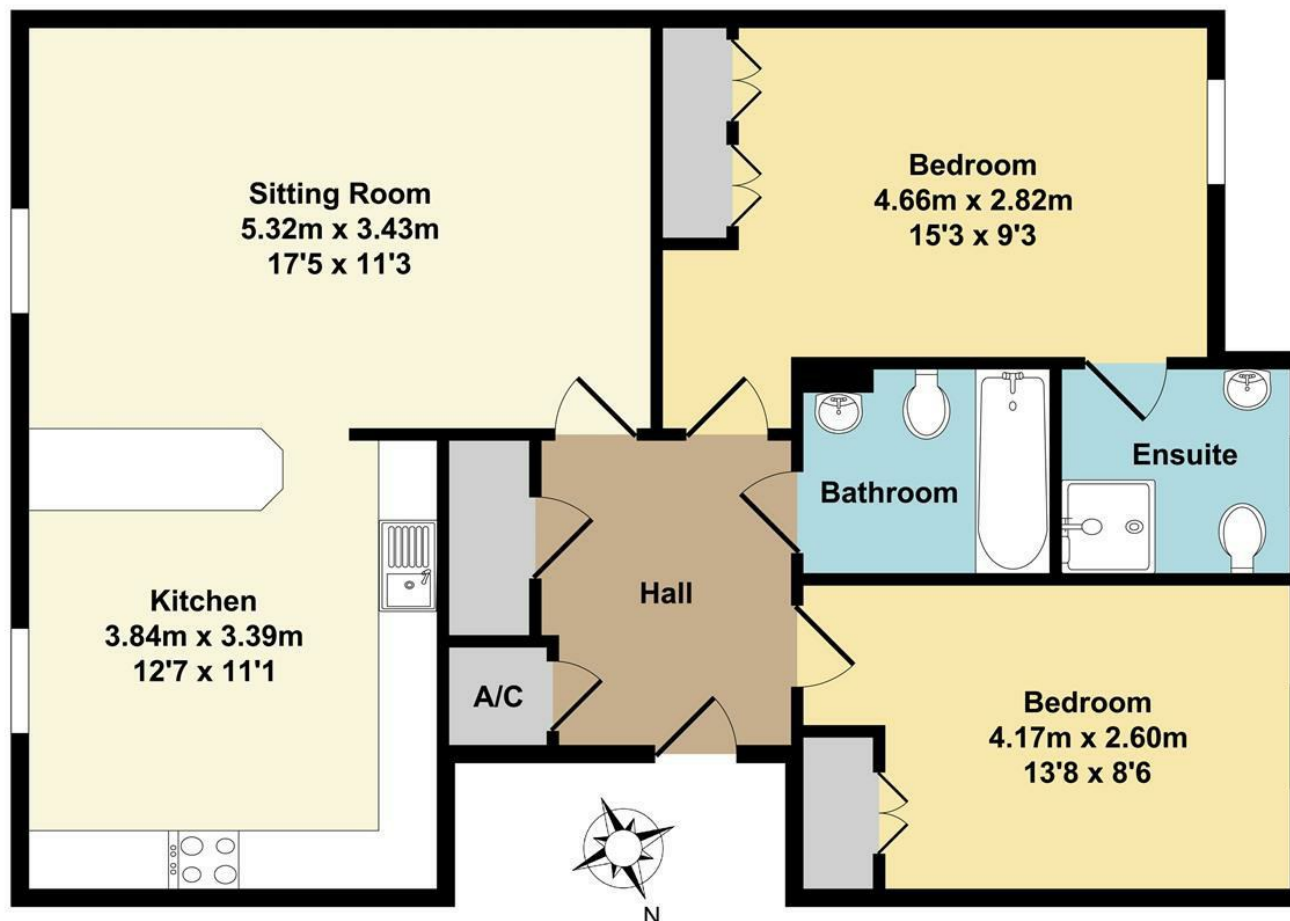
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

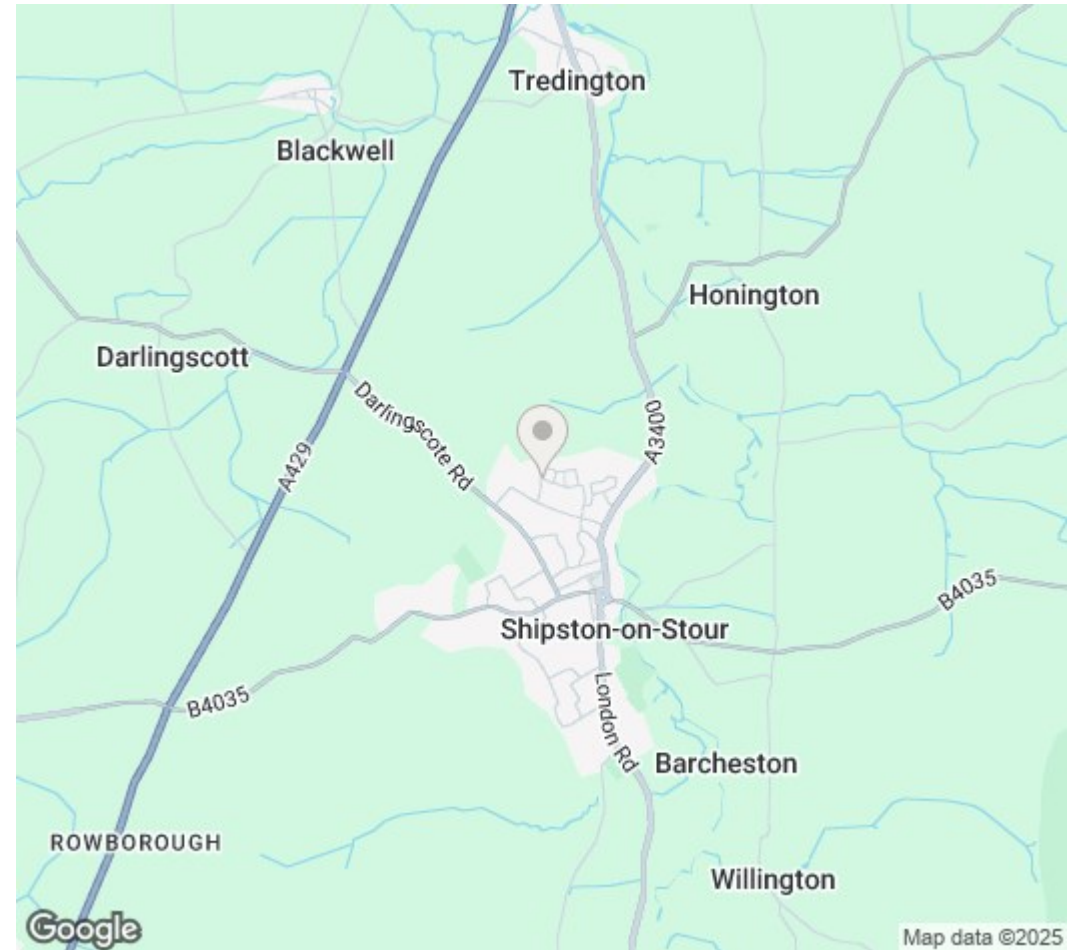
VIEWING: By Prior Appointment with the Selling Agents.



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Total Approx. Floor Area 73.61 Sq.M. (792 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 appliance 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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