

Peter Clarke

IN ASSOCIATION WITH

Winkworth



4 Compton Court Watery Lane, Shipston-on-Stour, CV36 4BE

- Ground floor apartment
- Two bedrooms
- Two parking spaces
- Extended lease
- Ideal first buy, rental or downsize opportunity
- Viewing highly recommended



£183,995

A well presented two bedroom ground floor apartment with two parking spaces. Located within walking distance of the town centre and with an extended lease.

#### ACCOMMODATION

Door opens to entrance hall with window to front and wood effect flooring. Sitting/dining room with window to front, wood effect flooring, archway into kitchen. Kitchen with range of matching wall and base units with work top over incorporating stainless steel sink with drainer, space for cooker and some appliances, part tiled walls, wood effect flooring. Two double bedrooms, both with window to rear. Bathroom with high level obscure window to side, bath with shower over, wc, wash hand basin, airing cupboard housing immersion water tank, wood effect floor.

Outside to the rear are two parking spaces and communal areas. Outside the apartment is an allocated garden, mainly laid to lawn with hedgerow boundaries.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold for a term of 999 years from 1982. The current service charge is approx. £600 per annum. 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.

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

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

**VIEWING:** By Prior Appointment with the selling agent.



Flat 4, Compton Court, Shipston-on-Stour, CV36 4BE



Floor Plan

Floor area 45.0 sq.m. (484 sq.ft.)

Total floor area: 45.0 sq.m. (484 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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