Flat 14, Crucible House 12-20 Birmingham Road, Stratford-upon-Avon, CV37 0BB

- NO CHAIN
- Two bedroom open plan apartment
- Stone's throw from Shakespeare's birthplace
- Open plan living area and kitchen
- En suite
- Private parking space
- Viewing highly recommended

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Guide Price £189,950

NO CHAIN. A very well presented two-bedroom, open plan apartment, located down the road from Shakespeare's birthplace. With its own parking space and being within walking distance to Stratford upon Avon town centre, tt has everything you would want for central living.

ACCOMMODATION

Entrance hall with entry phone for the front door, airing cupboard. Kitchen/diner with range of units and work surfaces including integrated oven, four ring gas hob, extractor hood, sink and drainer, integrated fridge, integrated washer/dryer, space for dining table. Sitting Room being open plan to the dining area and with two roof top windows. Bathroom with bath, shower over, wash hand basin, wc and built in cupboards. Bedroom One with large Velux window, built in wardrobe. En suite with wc, wash hand basin, walk in shower. Bedroom Two with space for a wardrobe.

Outside there is a parking space.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with a 124 year lease starting from 2004. There is a current maintenance charge of £1,808 per year, current reserve fund charge of £214 per year and current ground rent charge of £150 per year. 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. Electric 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 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.

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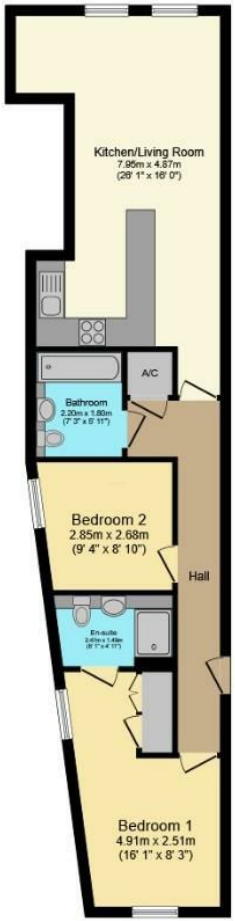
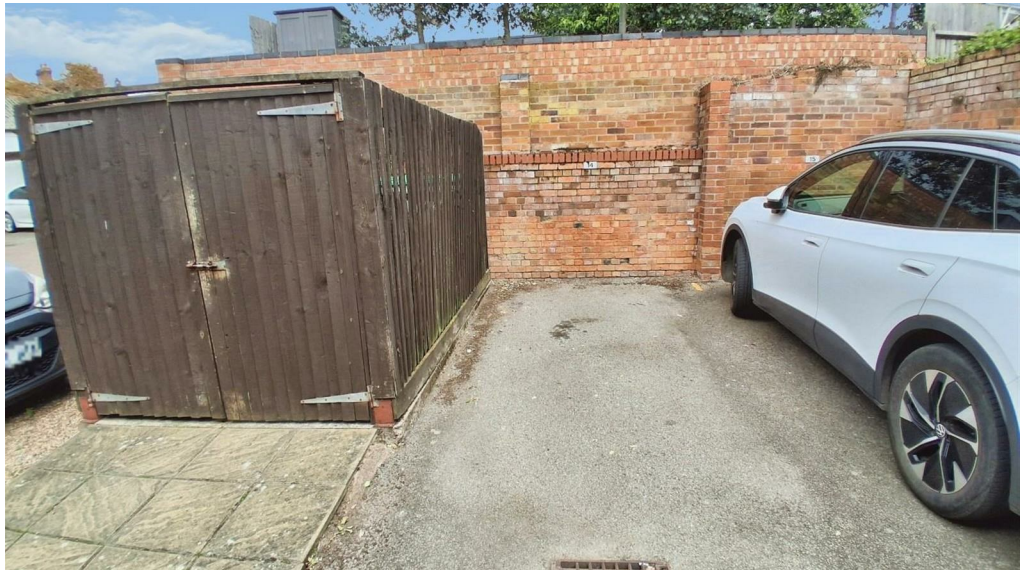
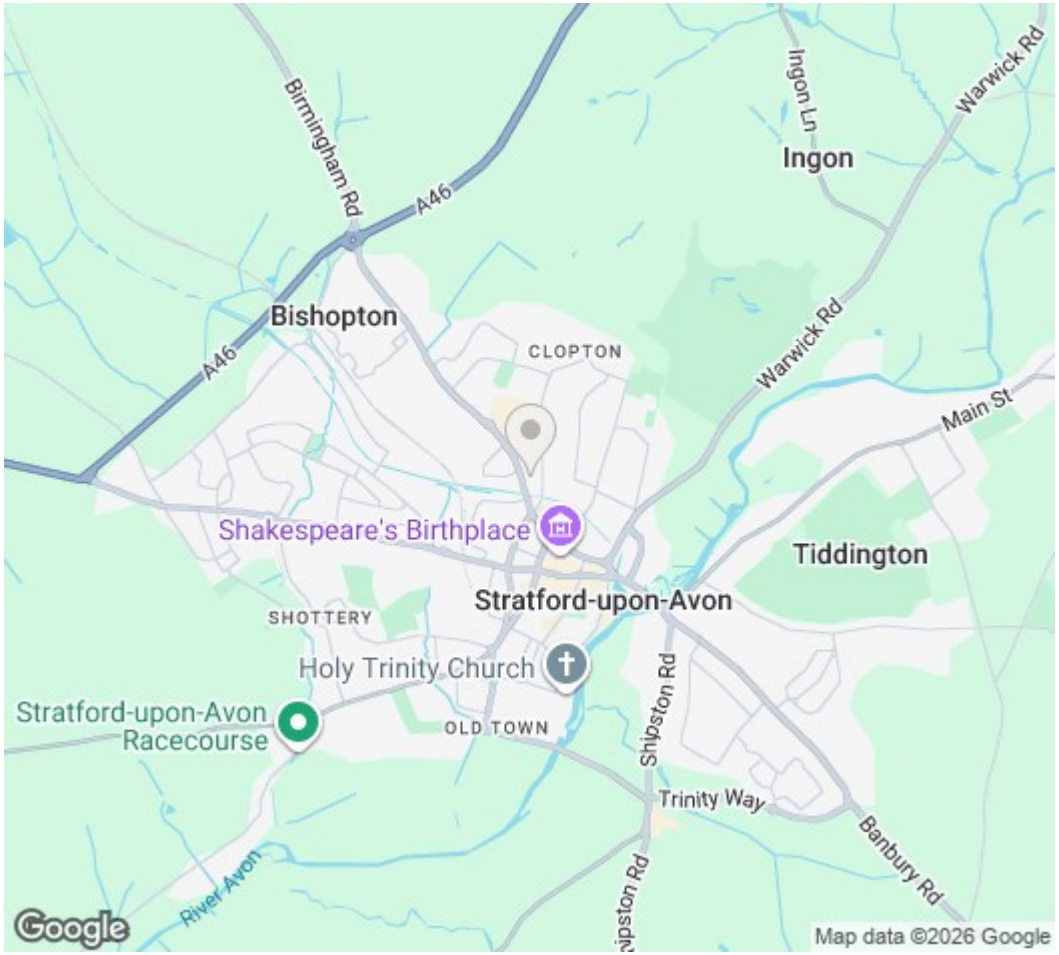


Floor Plan

Total floor area: 71.4 sq.m. (769 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





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Winkworth