

Peter Clarke



7 Bailey Avenue, Meon Vale, Stratford-upon-Avon, Warwickshire, CV37 8QW



- Unusually spacious ground floor maisonette with own front door
- Karndean floor throughout (apart from bathroom)
- Large hall and superb open plan kitchen/dining/living space, approx 27ft
- Two bedrooms and bathroom
- Barrier coded allocated parking for two vehicles, plus ample visitors parking
- Close to shop, village hall and gym
- Close to woodland walks and access to The Greenway
- Close to sports area, nursery and primary school
- 142 year lease remaining
- NO CHAIN



£170,000

An unusually spacious two bedroom ground floor maisonette providing 711 sq.ft. with approx. 27ft open plan kitchen/living/entertaining room, two bedrooms and bathroom, secure parking, close to woodland walks, shop, gym and village hall, and access to The Greenway. NO CHAIN.

#### ACCOMMODATION

A front door leads to spacious entrance hall with storage cupboard, space for study area. Open plan kitchen/sitting/dining area with Karndean floor, one and a half bowl single drainer sink unit with taps over and cupboards beneath, further cupboards and work surface, fridge freezer, dishwasher and washer/dryer included, four ring gas hob with oven and grill below, and filter hood over, downlighters. Bedroom 1 with freestanding double wardrobe. Bedroom 2. Bathroom with wc, wash basin and bath with shower over, tiled floor, heated ladder towel rail. Fitted blinds throughout included.

Outside there is a coded barrier leading to two allocated parking spaces adjacent to the property, with ample further visitors parking. Communal gated bin store and covered cycle store. Close by is the shop, village hall, gym, bus stop, play area, sports area, nursery, primary school, woodland walks and access to The Greenway.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold although we have not seen evidence. We have been advised by the vendor there is 150 year lease from 2014, with a current maintenance charge of £800 per annum (paid quarterly) and a current ground rent charge of £145 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. Gas heating to radiators.

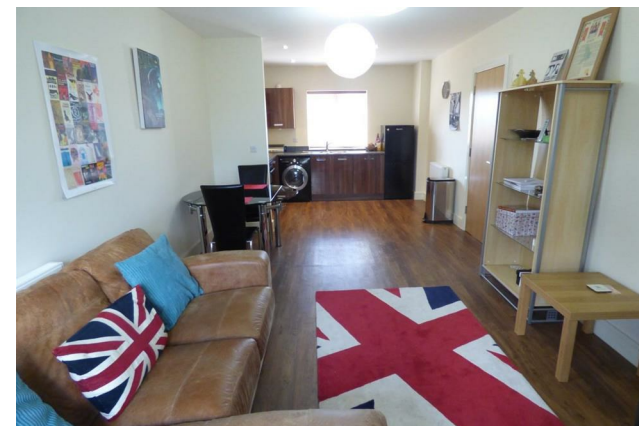
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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

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

REGULATED BY RICS

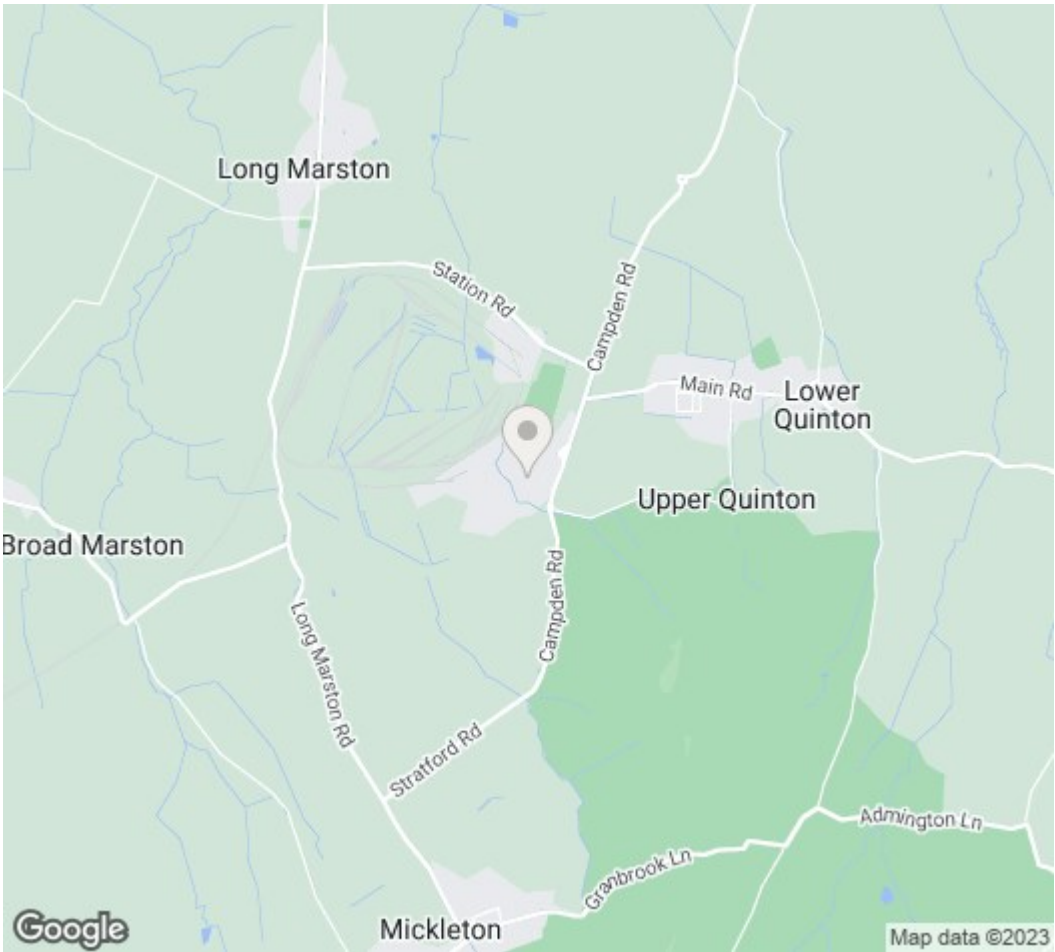


## Bailey Avenue

Total Approx. Floor Area 66.09 Sq.M. (711 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.

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