



Peter Clarke

5 Bardswell Court, Birmingham Road, Stratford-Upon-Avon, CV37 0BD

£189,950

- Very close to the town centre
- Spacious and well planned
- Approx 745 sq.ft. with large open plan kitchen/dining/sitting room with refitted kitchen
- Large master bedroom with wardrobe and refitted en suite
- Second double bedroom with wardrobe
- Family bathroom
- Top floor apartment
- Allocated and visitors parking
- NO CHAIN



ACCOMMODATION

A secure communal entry door, shared by just three other neighbours, leads to the second floor landing with door to private hall with cloaks cupboard and airing cupboard. Sitting/dining area with double aspect, fireplace surround housing electric fire. Opening to refitted kitchen being double aspect with fitted cupboards, built in oven and grill, microwave, built in fridge freezer, built in dishwasher, built in washing machine, breakfast bar and downlighters, access to boiler. Bedroom 1 - a large bedroom with fitted wardrobes, refitted en suite with wc, wash basin and shower cubicle, Travertine tiled floor, downlighters, heated towel rail. Bedroom 2 with double wardrobes. Bathroom with wc, wash basin and bath with shower attachment, Travertine tiled floor, downlighters.

Outside there is allocated parking space and visitors parking.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with 125 year lease from 1st April 2001, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. There is a current quarterly maintenance charge of £433 and current annual ground rent charge of £150.

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.

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

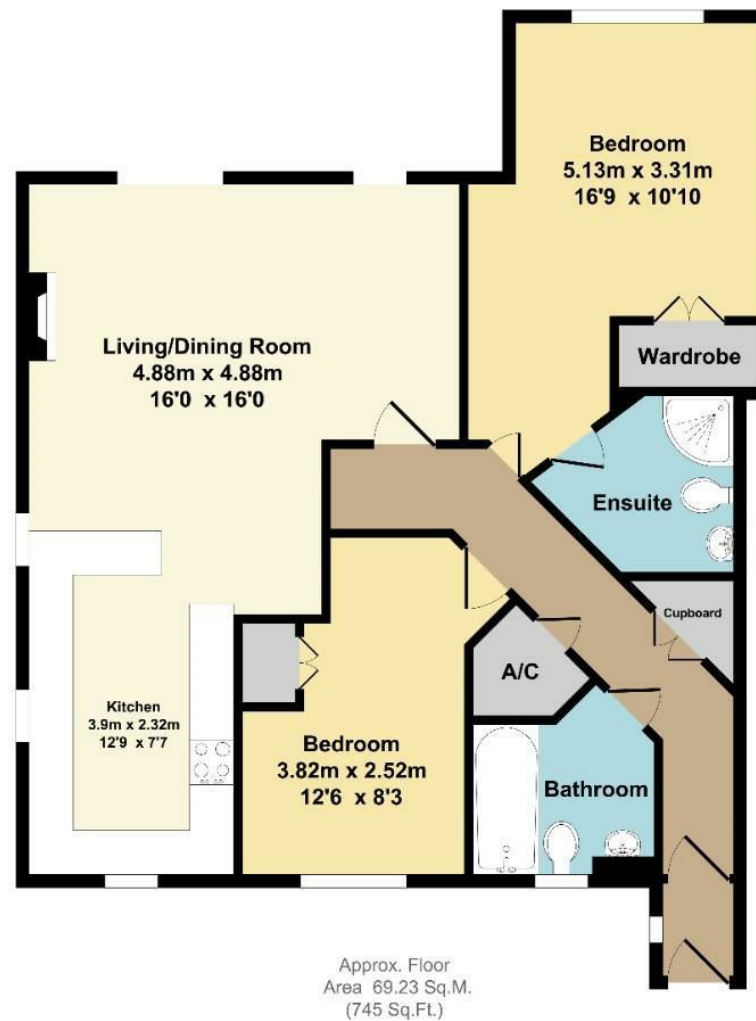
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

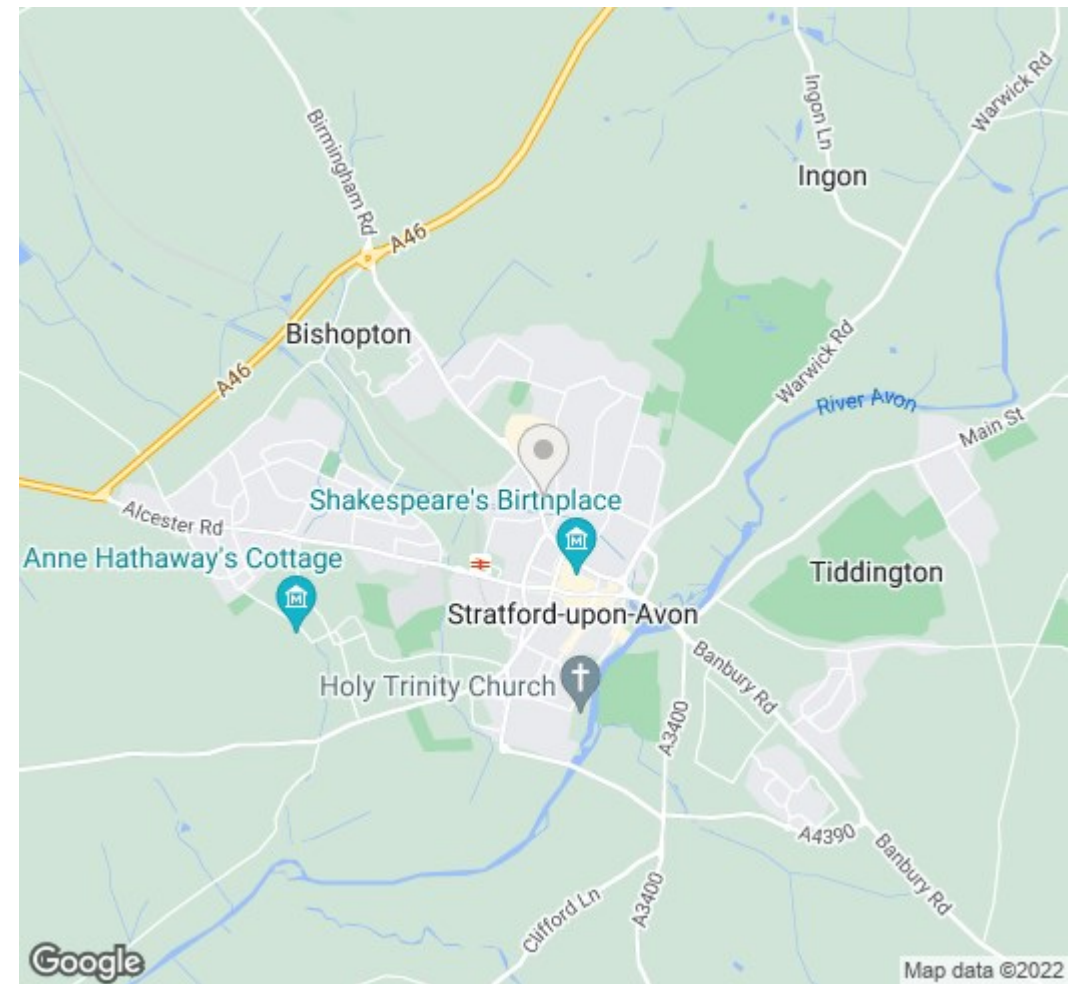
VIEWING: By Prior Appointment with the selling agent.



5 Bardwell Court, Birmingham, Road, Stratford upon Avon
Total Approx. Floor Area 69.23 Sq.M. (745 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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