



Peter Clarke

8 Avonhurst Dark Lane, Tiddington, Stratford-upon-Avon, Warwickshire, CV37 7AH

- NO CHAIN
- Ground Floor
- Communal Gardens
- Residents Parking
- Garage
- Requires Modernisation



£130,000

Being offered with NO CHAIN, a ground floor studio apartment. The accommodation is set in attractive lawned communal grounds and would require modernisation throughout.

ACCOMMODATION

Glazed front door to entrance hall with built in storage cupboard housing meters and archway to sitting/dining area. Door to bathroom fitted with wc, wash hand basin, bath and shower attachment, partially tiled, obscure window to front. Sitting/dining area with ornamental fireplace, windows overlooking communal garden, following around to bedroom area. Door to kitchen which is fitted with wall and base units, stainless steel sink and drainer, partially tiled, window to front, space for washing machine and fridge freezer, fitted with oven and hob, extractor over.

Avonhurst is approached over a driveway and forecourt which leads to ample parking and access to a single garage en bloc with up and over door.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with 55 years remaining, although we have not seen evidence. There is an annual ground rent of £22.50 and an annual service charge currently amounting to £1600. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric night storage 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 A.

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

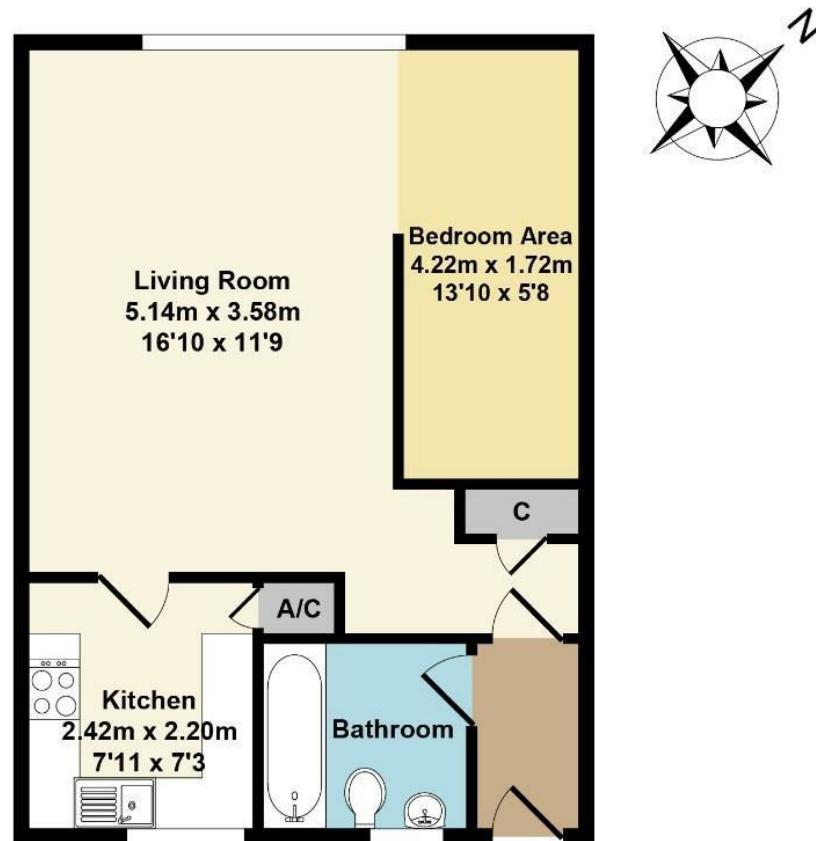
VIEWING: By Prior Appointment with the selling agent.

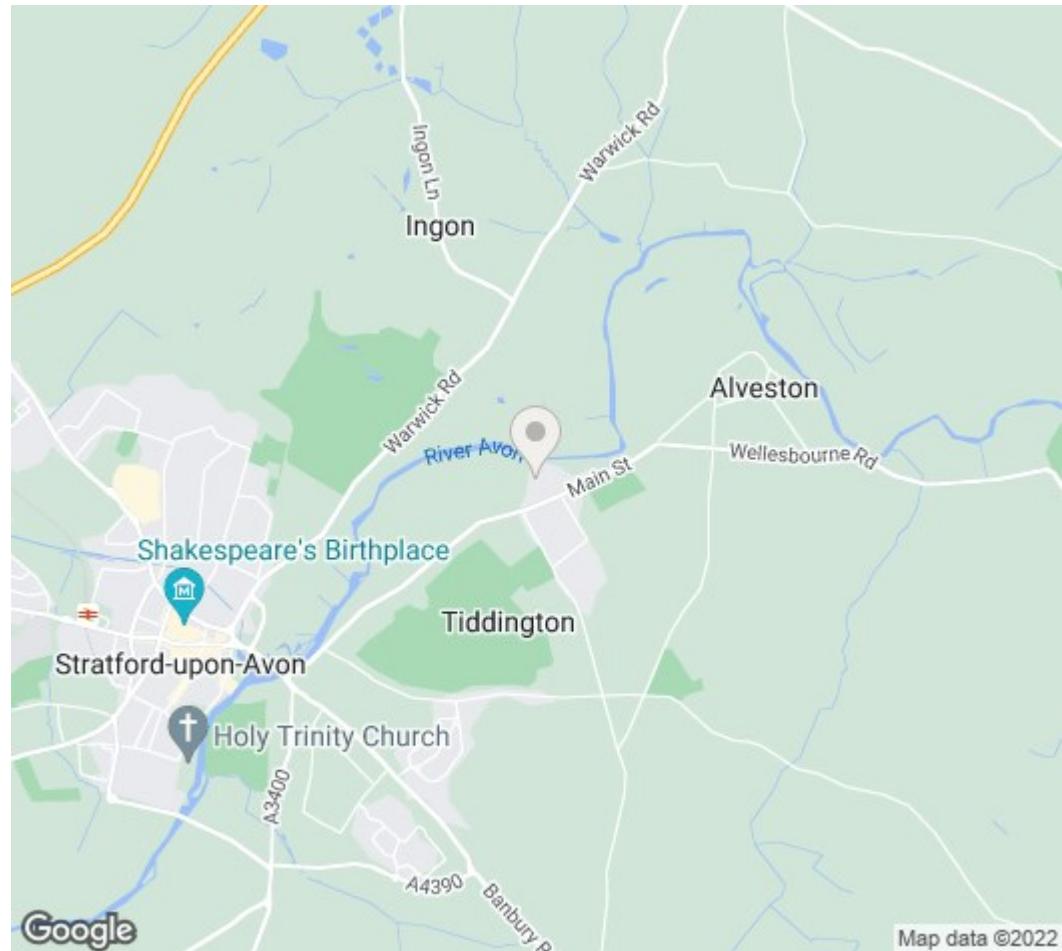


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Total Approx. Floor Area 41.40 Sq.M. (446 Sq.Ft.)

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 appliances 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 or 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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