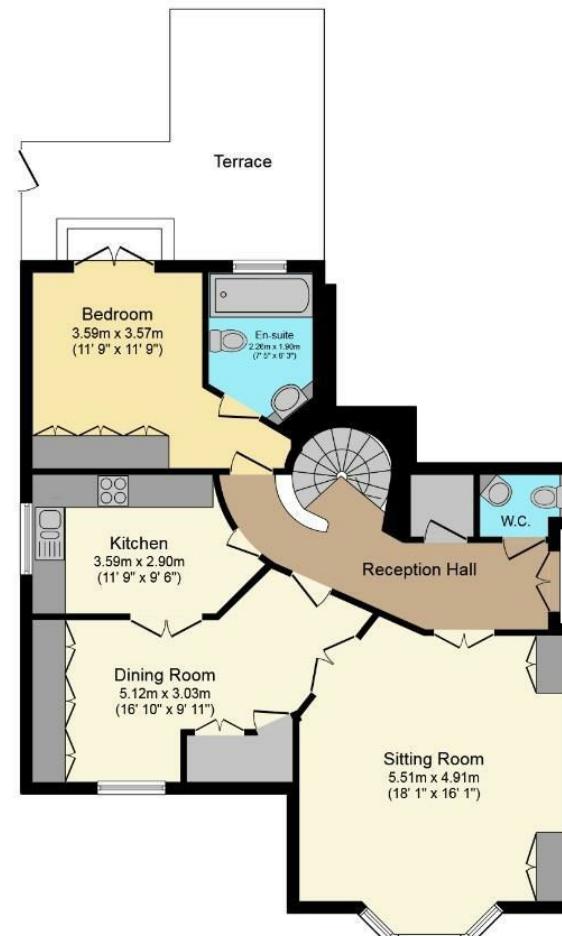
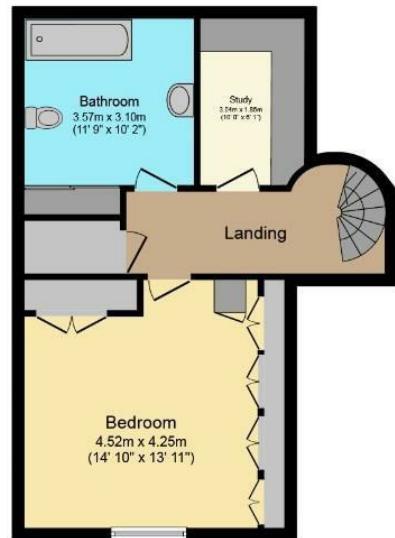




1 Windsor Court, 16 Warwick Road, Stratford-upon-Avon, Warwickshire, CV37 6YW



Total floor area 133.6 sq.m. (1,439 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by [www.focalagent.com](http://www.focalagent.com)



- Town centre location
- Allocated parking space
- Approx. 1,313 sq.ft. luxury accommodation
- High ceilings to main living accommodation
- Sitting room with double doors to dining room with double doors to kitchen
- Feature spiral/circular stairs to lower ground floor bedroom suite
- Fully fitted study
- Second bedroom with en suite
- Communal swimming pool and gym



Guide Price £439,950

An exceptional duplex, luxury ground and lower ground floor two double bedroom, two bathroom apartment. Beautifully presented and finished, providing approx. 1,313 sq. ft. of accommodation. Situated in the town centre with parking, communal gym and swimming pool.

#### **ACCOMMODATION**

Communal front door with secure entry system leads to

#### **COMMUNAL HALL**

with lift to lower ground floor pool and gym. Double doors lead to:

#### **PRIVATE HALL**

with large storage cupboard, feature circular staircase leading down to the lower level.

#### **CLOAKROOM**

with WC and wash basin, chrome heated towel rail, tiled walls and floor.

Double doors from the main hall lead to:

#### **SITTING ROOM**

with high ceilings, bay window to front, downlighters, stone fireplace with electric fire and fitted cupboards to both sides. Double doors leading to:

#### **DINING ROOM**

with high ceilings, fitted desk, drawers, cupboards with glass fronted display cabinets, downlighters, tiled floor. Double doors to:

#### **KITCHEN**

with sink with taps over and cupboards beneath, further

cupboards and granite worksurface with upturn, built in oven and grill and microwave, built in fridge freezer, space and plumbing for washing machine and dryer/dishwasher, four burner gas hob with filter hood over, tiled floor.

#### **BEDROOM TWO**

with door to rear terrace, which is decked, and a large range of fitted wardrobes and cupboards.

#### **LUXURY EN SUITE**

with WC, wash basin, shower cubicle, chrome heated towel rail, fully tiled walls, downlighters, tiled floor.

Circular steps lead down to the LOWER GROUND FLOOR HALL AREA having airing cupboard with hot water cylinder.

#### **PRINCIPAL BEDROOM**

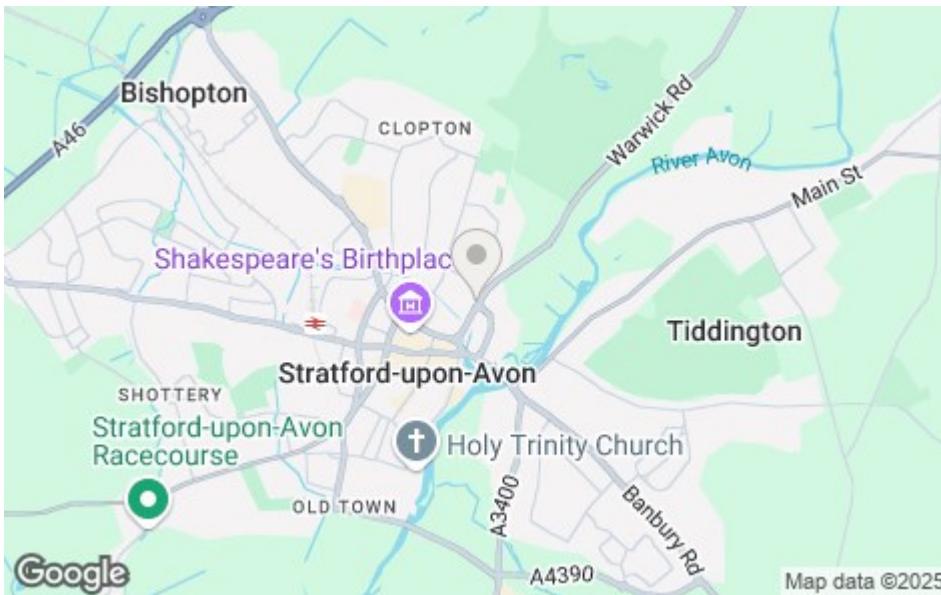
with a range of fitted wardrobes, dressing table and further cupboards, downlighters.

#### **LUXURY BATHROOM**

with WC, wash basin and cupboards below, and double ended oval bath with a central freestanding taps, tiled walls and floor, chrome heated towel rail, downlighters, large shower cubicle with rainfall shower head.







## STUDY

with fitted desk and range of cupboards, drawers and shelving.

There is an ALLOCATED PARKING SPACE. Lift leading down to COMMUNAL SWIMMING POOL AND GYM.

## GENERAL INFORMATION

**TENURE:** We have been advised by the vendor that the property is Leasehold with a 125 year lease from 2004. The current maintenance charge is understood to be £4,057 per annum and the current ground rent charge £250 per annum. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, water, electricity 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 F.

**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.



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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serving South Warwickshire & North Cotswolds

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Peter Clarke

