

Peter Clarke



16 Queens Court New Street, Stratford-upon-Avon, CV37 6BY

- No chain
- Cash buyers only
- Two bedroom spacious apartment
- Garage en bloc
- Set back position
- Viewing highly recommended



Asking Price £155,000

NO CHAIN. A competitively priced two-bedroom first floor apartment in the highly popular Queens Court development, located on the edge of Old Town. CASH BUYERS ONLY.

ACCOMMODATION

Canopy porch leads to the front door. Stairs lead up to the landing with loft hatch, airing cupboard with slatted shelving. Sitting/Dining Room with window to front, door to Kitchen with window to rear, worktops with base units under and stainless steel sink over, double pantry cupboard, electric cooker, washing machine, LEC fridge freezer, part tiled walls. Bedroom with window to front, over-stairs cupboard with internal rail. Bedroom with window to rear. Bathroom with opaque window to rear, panelled bath, pedestal wash hand basin, WC, part tiled walls. Outside to front is unallocated parking and en bloc is a single garage with up and over door.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold of 99 years with 51 years remaining. Ground rent £40 per annum. This should be checked by your solicitor before exchange of contracts.

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

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.

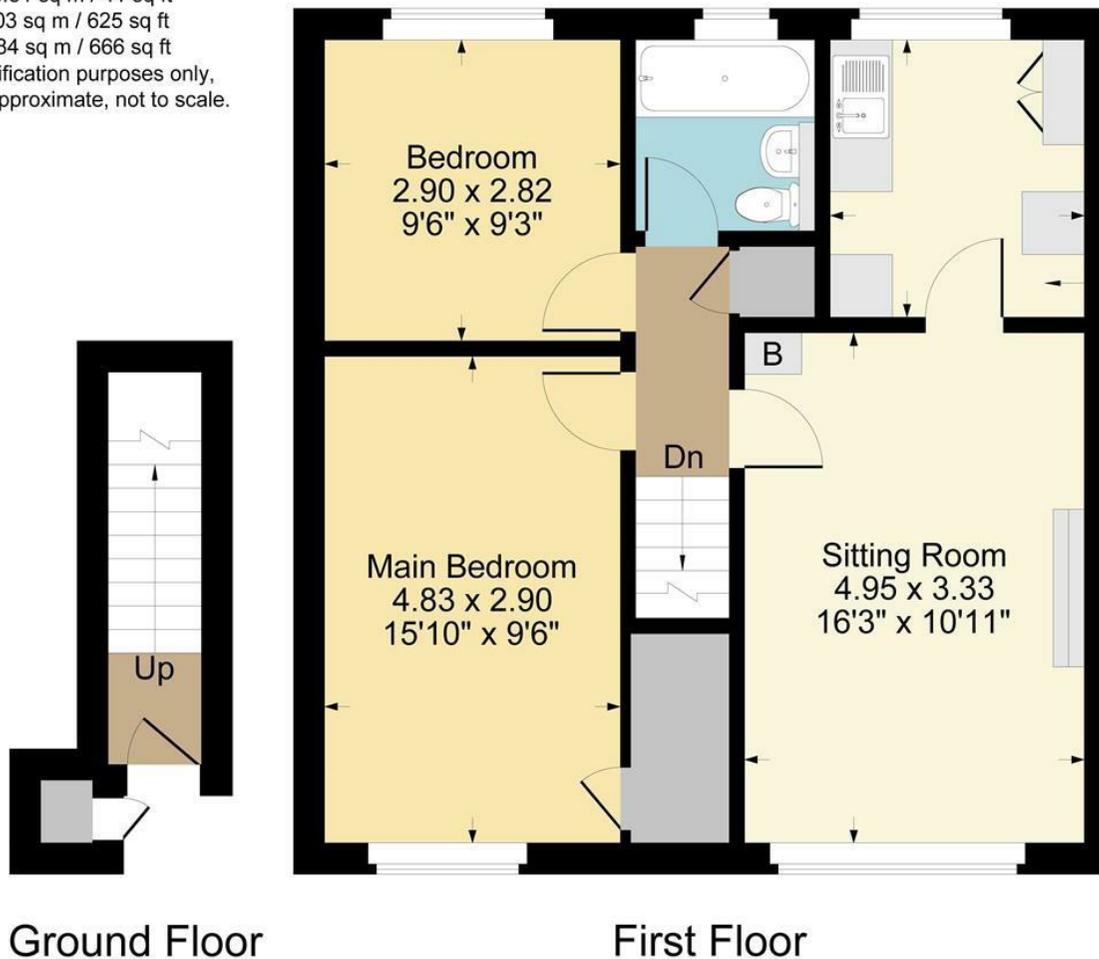
VIEWING: By Prior Appointment with the selling agent.

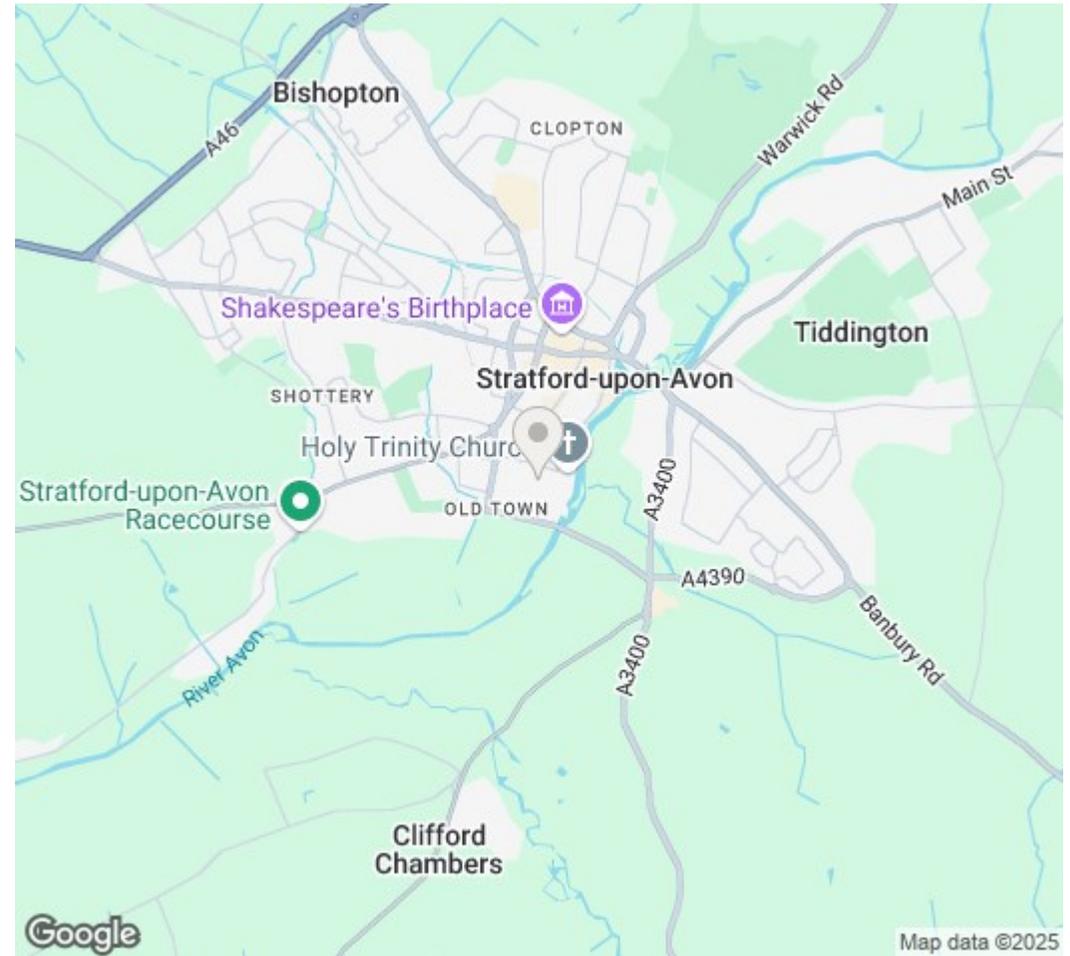


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Kitchen
2.67 x 2.49
8'9" x 8'2"

Approximate Gross Internal Area
Ground Floor = 3.81 sq m / 41 sq ft
First Floor = 58.03 sq m / 625 sq ft
Total Area = 61.84 sq m / 666 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

