

A photograph of a canal house with a brick exterior, a wooden bench, and a canal with a large tree on the opposite bank. The house is made of red brick with a bay window on the upper floor. A wooden bench is placed on the grassy area next to the house. The canal is on the right, and a large tree is on the opposite bank. The sky is blue with some clouds.

Peter Clarke

6 Bancroft Place, Stratford-Upon-Avon, CV37 6YZ

- Prime central location
- Adjacent to the canal
- Allocated parking for one car
- Separate kitchen and shower room
- Extended 999 year lease
- NO ONWARD CHAIN



£160,000

Overlooking the canal and in a prime location in the very centre of Stratford upon Avon, is this studio apartment with separate shower room and kitchen along with an allocated parking space and the added benefit of a 999 year lease. NO ONWARD CHAIN

#### ACCOMMODATION

Entrance hall with doors to two storage cupboard with sliding doors. Bed/sitting room being dual aspect with fitted shutters and overlooking the canal to the rear. Kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, oven, washing machine and under counter fridge, door to storage cupboard housing hot water tank. Shower room with wc, wash hand basin and shower, fitted wall mounted storage, wall mounted heated towel rail.

Outside to the rear is a communal lawned area to enjoy the view over the canal, and allocated parking for one car.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold for a term of 999 year lease from 1983. The annual service charge is £650 pa but we are awaiting confirmation. This should be checked by your solicitor before exchange of contracts.

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

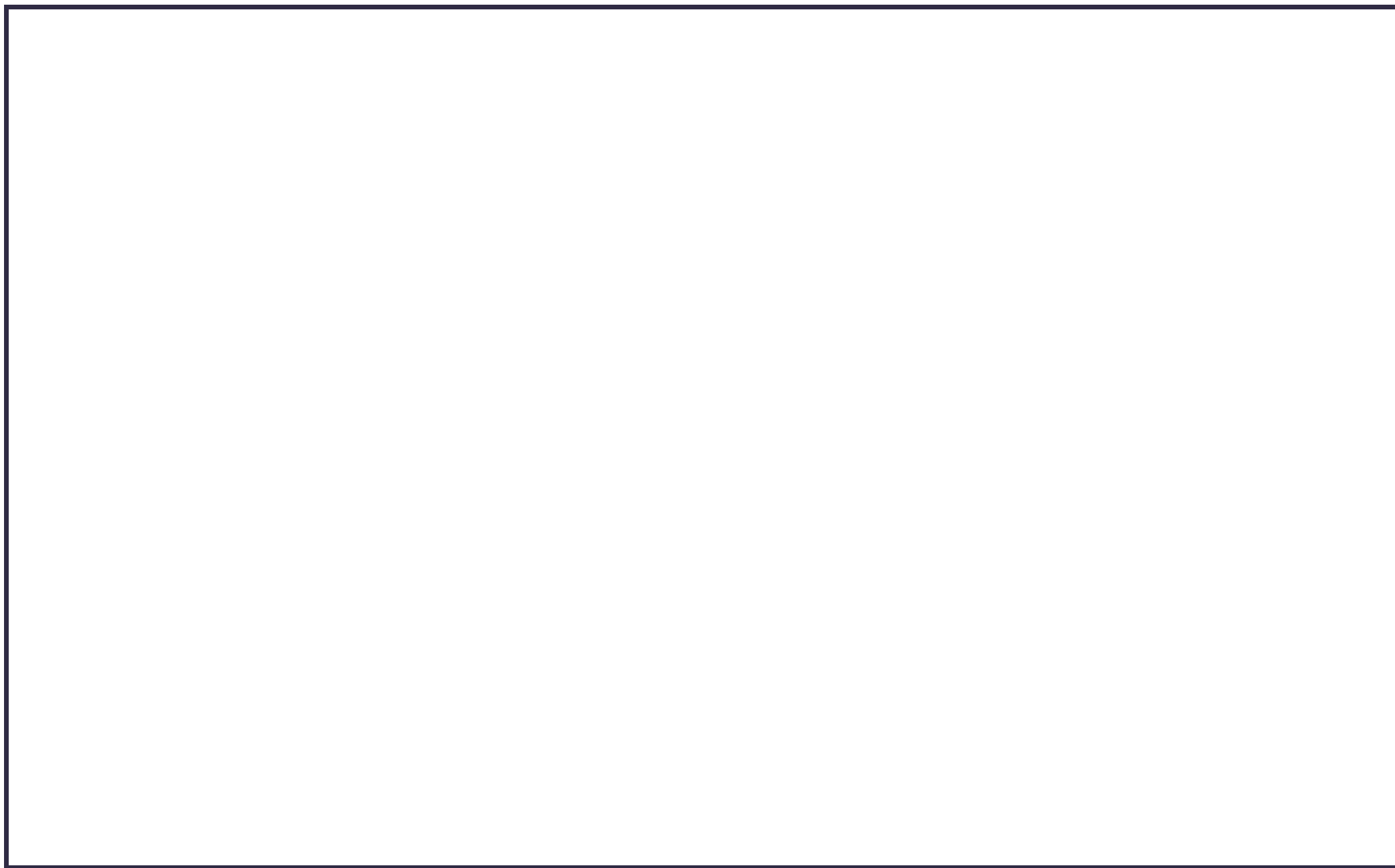
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

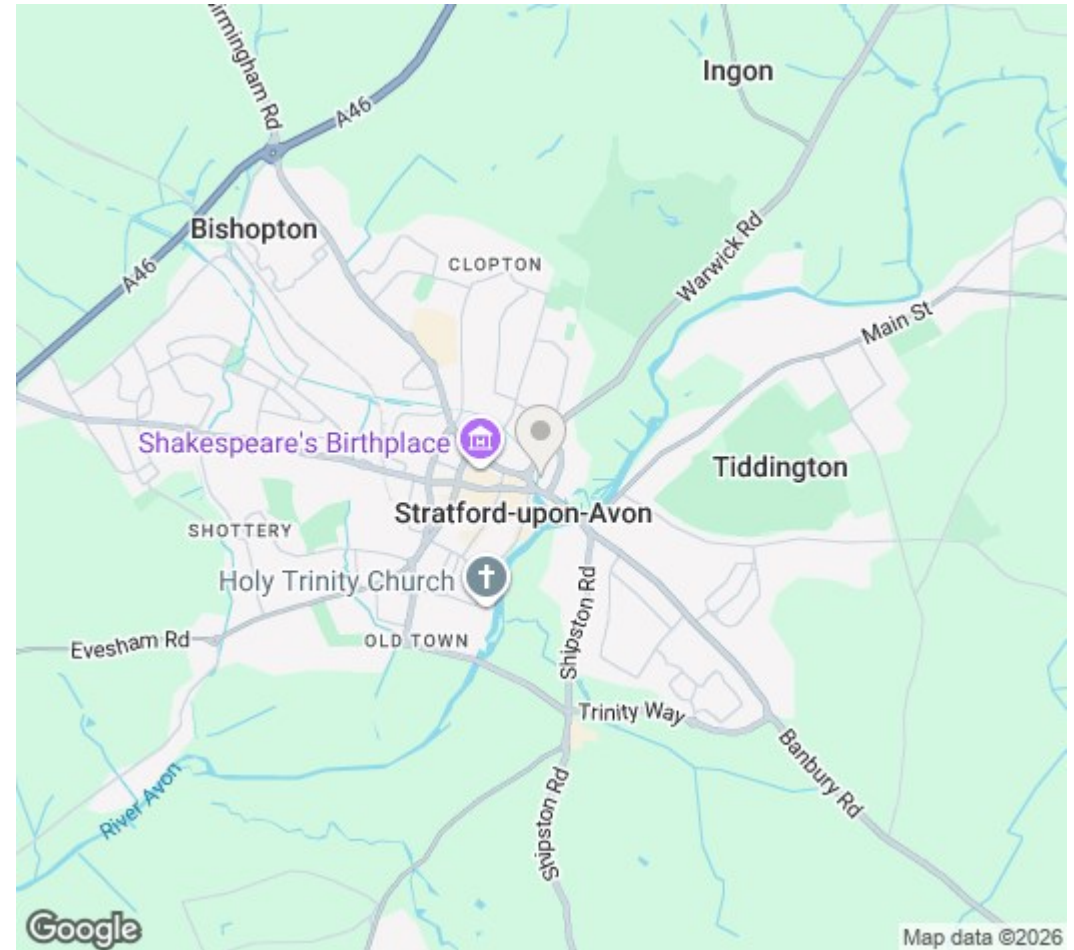
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

**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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