

Peter Clarke



Apartment 8, Falstaff House, 33 Birmingham Road, Stratford upon Avon, CV37 0AA

- NO ONWARD CHAIN
- Top floor, two/three bedroom apartment
- Open plan kitchen/dining/living room
- Located in the town centre close to shops, cafes, restaurants and transport links
- Allocated parking space and a 993 year lease remaining.
- Viewing highly recommended



Offers Over £265,000

NO ONWARD CHAIN. A stylish top floor, two/three bedroom apartment in excellent condition throughout, with a long lease and allocated parking space. Located in the heart of Stratford upon Avon town centre providing easy access to a range of local shops, cafes, restaurants and transport links.

ACCOMMODATION

Communal entrance with stairs leading to second floor where the apartment is located. Entrance hall. Sitting room which could also be used as a third bedroom. Kitchen/dining/living room with a stylish fitted kitchen having range of matching wall and base units, work top over incorporating stainless steel sink with drainer and four ring electric hob with brushed metal extractor fan hood over, integrated double oven, fridge freezer, washer dryer and wine cooler, space for dining table and chairs. Opens into a living area. Bedroom with window to side, a double room. Bedroom with window to side, a double room. Bathroom with opaque window to side, a generous size having panelled bath with shower over, pedestal wash hand basin, wc, chrome heated towel rail, tiled walls and floor.

Outside there is an allocated parking space.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with a term of 999 years from January 2016, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. The current ground rent is £167.48 per annum. The current annual service charge is £959.40 paid every six months at £479.70 each time.

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 central heating.

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

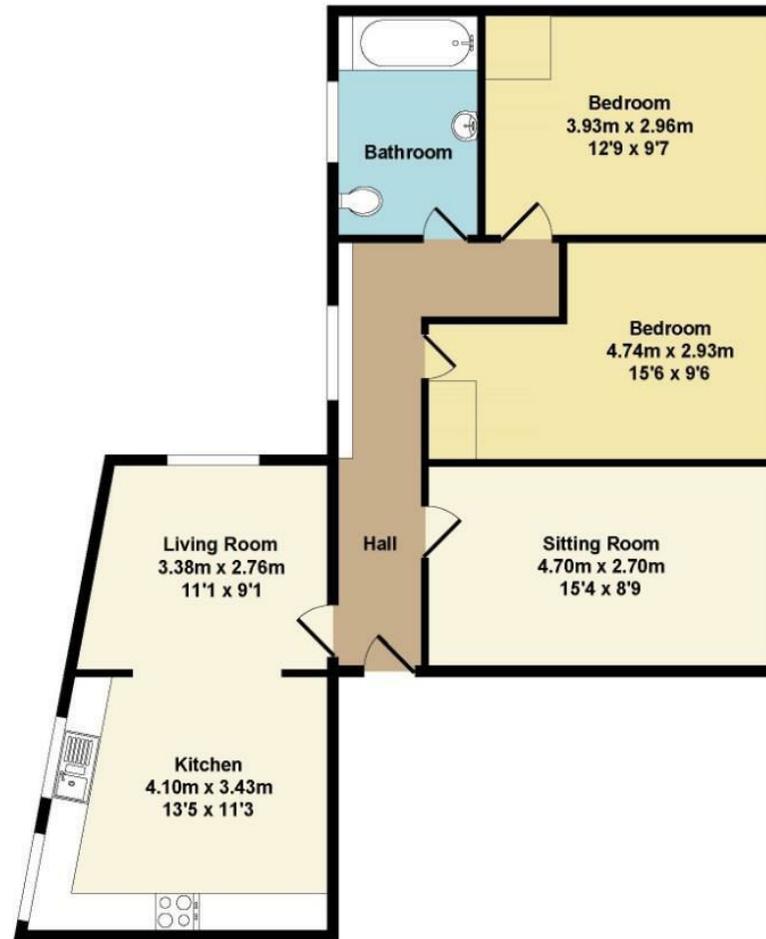
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

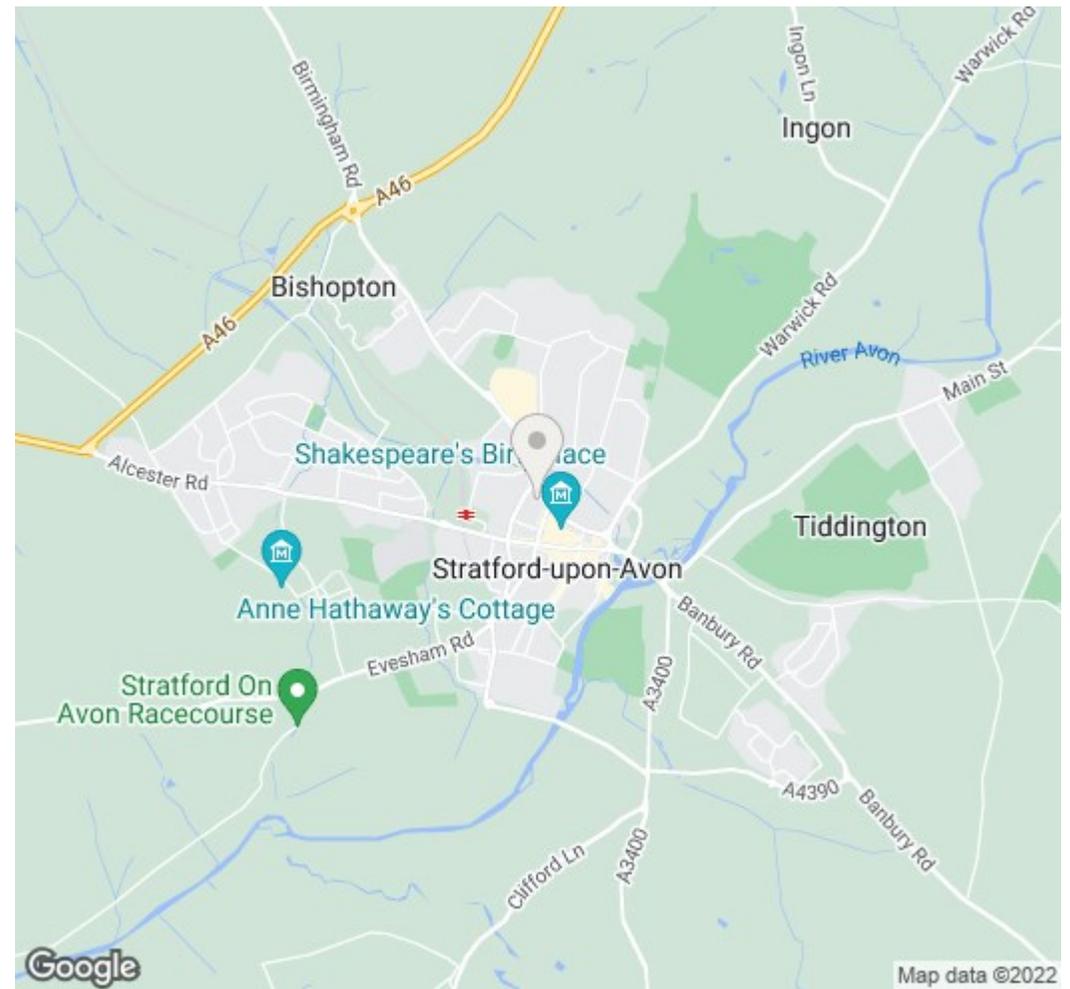
VIEWING: By Prior Appointment with the selling agent.



Falstaff Court, Birmingham Road, Stratford
Total Approx. Floor Area 74.60 Sq.M. (803 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.





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