

Peter Clarke



11 Printers Place, Mansell Street, Stratford-upon-Avon, CV37 6NZ

Dressing Room
2.29 x 1.90
7'6" x 6'3"

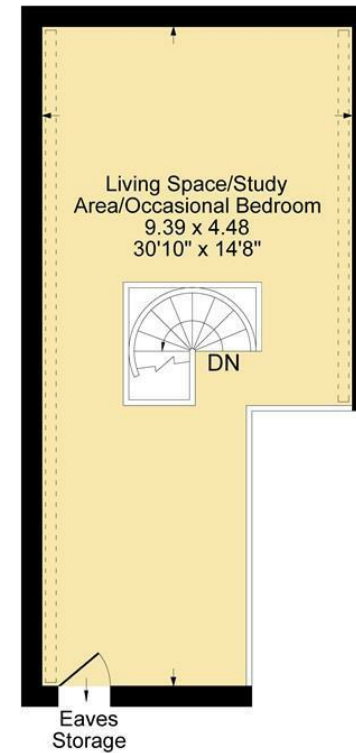
11 Printers Place, Stratford-upon-Avon



Second Floor

Approximate Gross Internal Area
Second Floor = 103.45 sq m / 1114 sq ft
Third Floor = 36.45 sq m / 392 sq ft
Total Area = 139.90 sq m / 1506 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



Third Floor

- Gated development in the centre of town
- Open plan kitchen/dining/sitting room plus galleried mezzanine
- Main bedroom with en suite and dressing room
- Second double bedroom
- Balcony and gated parking space
- Ideal lock up and leave property
- Viewing highly recommended



Offers Over £475,000

A superb opportunity to purchase this spacious top floor apartment located in a gated development in the centre of Stratford upon Avon, with a parking space and balcony. Further benefits include an open plan kitchen/dining/sitting room, galleried mezzanine living space, main bedroom with en suite and dressing area, second double bedroom and a bathroom.

ACCOMMODATION

ENTRANCE HALL

with cloaks cupboard and airing cupboard.

SHOWER ROOM

with shower cubicle, pedestal wash hand basin, wc.

OPEN PLAN KITCHEN/DINING/SITTING ROOM

with bi-fold doors to balcony and feature fireplace.

KITCHEN AREA

with range of matching wall and base units with work surface over incorporating four ring gas hob and stainless steel sink with drainer, integrated appliances including oven, washing machine, dishwasher and microwave, tiled flooring. Opens into the sitting/dining area.

MEZZANINE

a spiral staircase leads up to the galleried mezzanine LIVING SPACE with a STUDY AREA and could be used as an occasional bedroom. Eaves storage cupboards.

MAIN BEDROOM

DRESSING AREA

with fitted wardrobe.

EN SUITE BATHROOM

with bath, pedestal wash hand basin and wc, heated towel rail.

BEDROOM

with double and triple wardrobes.

SHOWER ROOM

with shower, wash hand basin and wc.

OUTSIDE

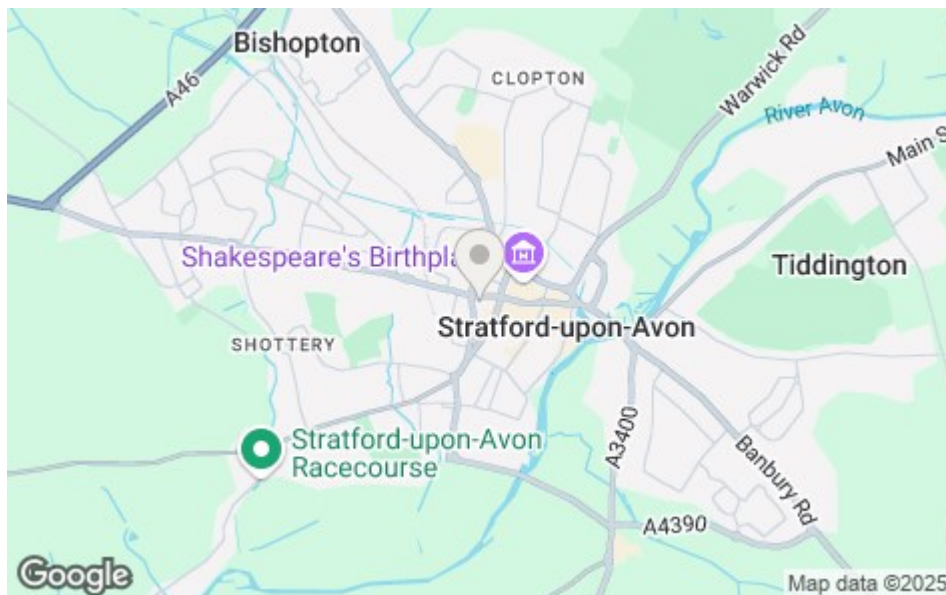
There are gated communal grounds with an allocated brick paved parking space.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years from 2001, although we have not seen evidence. The service charge is £2676.65 per annum. This should be checked by your solicitor before exchange of contracts.







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.

AGENTS NOTE: Previous marketing images have been used. The vendor has advised that the purchaser becomes a shareholder of the management company of which there is 14. The lease can be extended when the management company wish to carry out this option. There is also the opportunity to obtain the freehold of the property.

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 E.

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 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.



Peter Clarke



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