



Peter Clarke

7 Bryan Mews, Bidford-on-Avon, Alcester, B50 4BF

- NO CHAIN
- First floor apartment forming part of a small development
- Close to local shops, restaurants and the River Avon
- Two bedrooms
- Open plan sitting/dining room and kitchen
- Allocated parking space
- Viewing highly recommended



£139,500

**NO CHAIN.** In a central location of Bidford on Avon is this two bedroom first floor apartment with an allocated parking space, benefitting from an extended lease. Available to be purchased as an ongoing investment opportunity with tenants in situ, or with vacant possession. Approx gross rental yield 7%.

#### ACCOMMODATION

Entrance hall with two fitted cupboards and loft hatch. Sitting/dining room with windows to front and rear. Kitchen with window to side, range of matching wall and base units with work top over incorporating one and a half bowl sink with drainer and four ring gas hob with extractor fan hood over, space for fridge freezer and washing machine, part tiled walls, tiled floor. Bedroom with window to front, fitted double bedroom. Bedroom with window to front, fitted double wardrobe. Bathroom with panelled bath with electric shower over, wash hand basin, wc, extractor fan, part tiled walls, vinyl flooring.

Outside there are communal grounds including an allocated parking space for the apartment.

#### GENERAL INFORMATION

**TENURE:** The property is leasehold. The lease details are 125 years from January 2023. Service charge amounts to approx. £1,150 per annum and ground rent £100 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 fired central heating.

**AGENTS NOTE:** Previous marketing photos used.

**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.

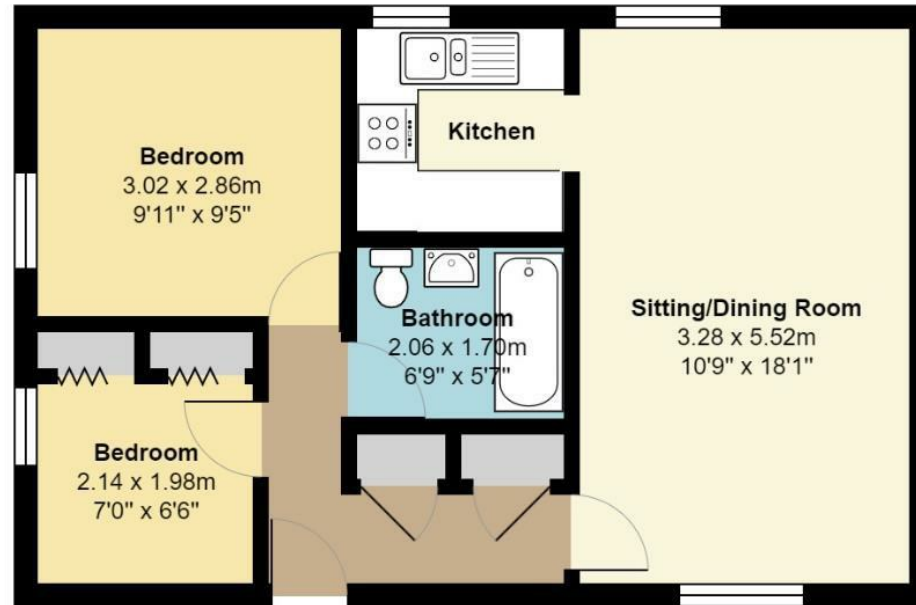
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

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

**VIEWING:** By Prior Appointment with the selling agent.



7 Bryan Mews



Total Area: 47.9 m<sup>2</sup> ... 516 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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