

Peter Clarke



64 Hamlet Way, Stratford upon Avon, Warwickshire, CV37 0AL

- NO ONWARD CHAIN
- First floor apartment
- Allocated parking for one car
- Two bedrooms
- Dual aspect sitting room
- Conveniently located for the town centre, Stratford Parkway and M40



£165,000

Offered with NO ONWARD CHAIN, is this two bedroom first floor apartment conveniently located with good access to Stratford town centre, Stratford Parkway and the M40. Having been successfully let out for the past eleven years, we believe this property offers an ideal investment or first time purchase. Approximate rental yield 5.6%

ACCOMMODATION

Communal entrance hall. Private entrance hall with wall mounted entry phone system and storage cupboard. Sitting room being dual aspect. Kitchen with matching wall and base units with work surface over and incorporating stainless steel sink and drainer, integrated oven, four ring electric hob and overhead extractor, space for washing machine and fridge freezer. Bedroom with door to Juliet balcony. Second bedroom. Bathroom with panelled bath, shower over, wc and pedestal wash hand basin, wall mounted heated towel rail.

Outside the property offers allocated parking.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold although we have not seen evidence. We understand the lease to be 155 years from 2013. The current service charge is £1,677 per annum and ground rent £250 per annum. 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 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 C.

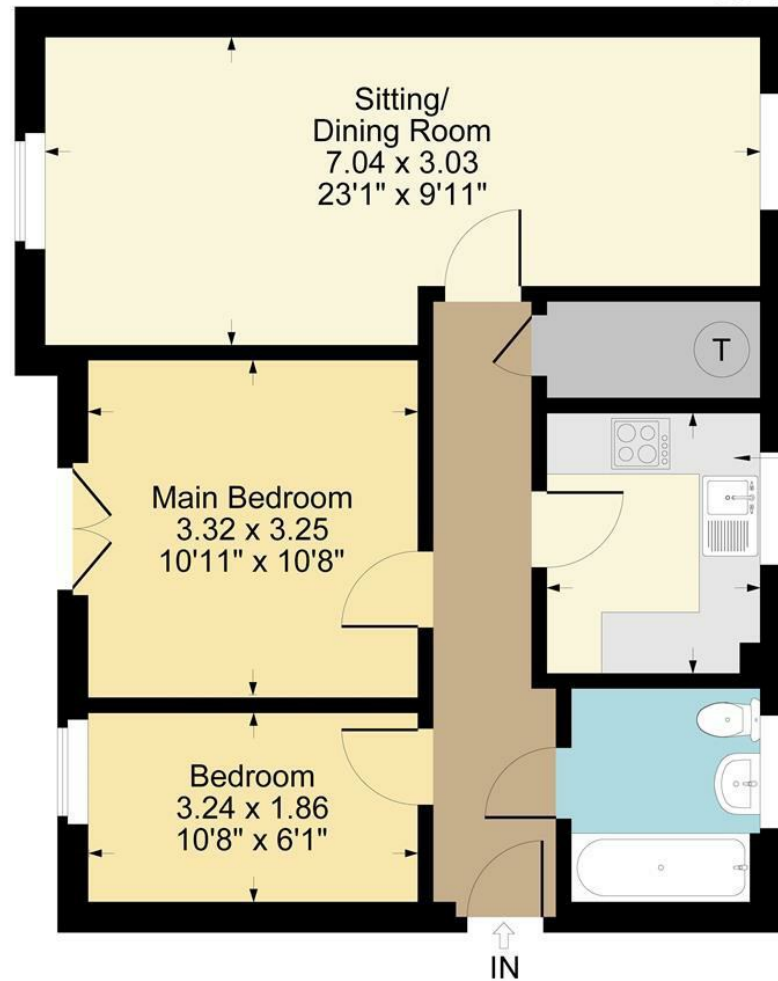
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



64 Hamlet Way, Stratford-upon-Avon

Kitchen
2.56 x 2.10
8'5" x 6'11"

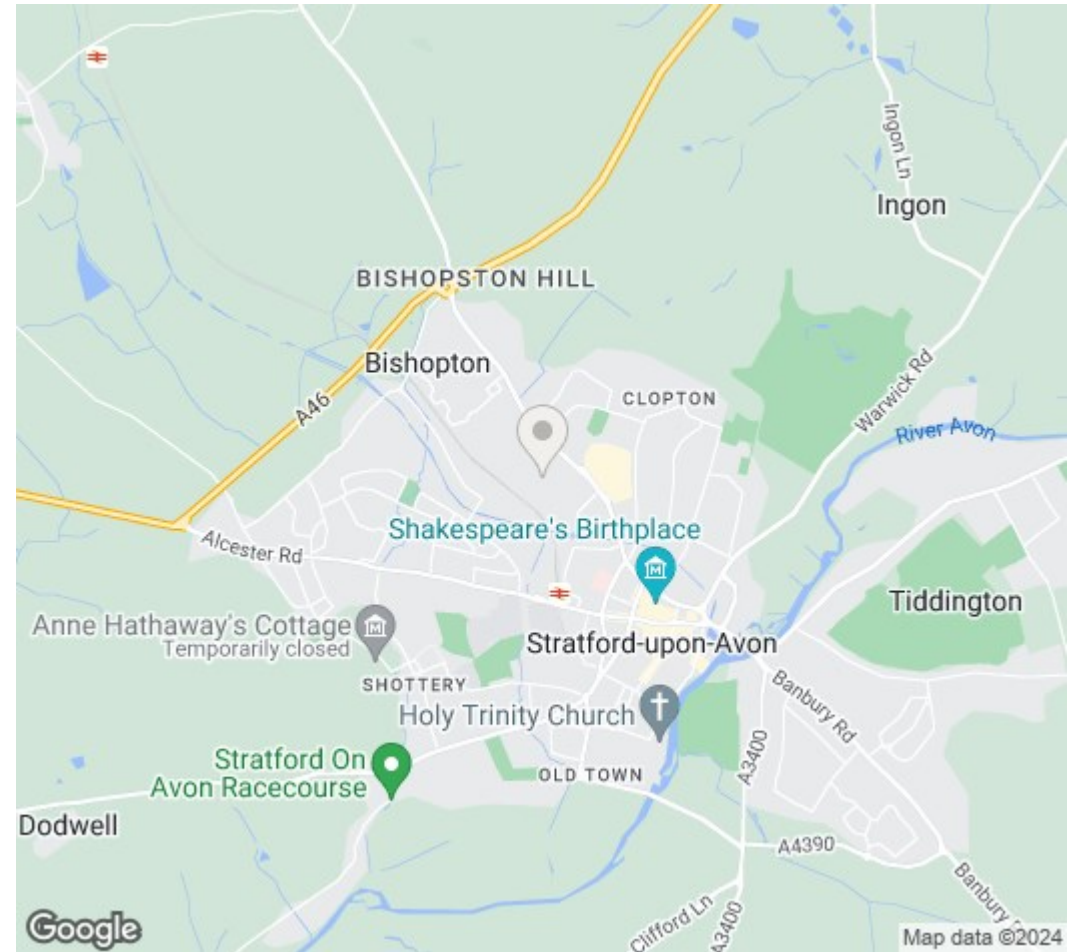


First Floor

Approximate Gross Internal Area
First Floor = 57.60 sq m / 620 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.

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serving South Warwickshire & North Cotswolds

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