



Peter Clarke

32 Clopton Court, Clopton Road, Stratford-Upon-Avon, CV37 6TP

£125,000

- Ground floor apartment
- In need of modernisation and improvement
- Owner occupier only
- Access to communal gardens
- Two bedrooms
- Allocated parking plus additional visitor spaces
- Walking distance to the town centre
- Garage



Mortgagees in possession are now in receipt of an offer for the sum of (£157,000) for (32 Clopton Court, Stratford upon Avon, Warwickshire, CV37 6TP).

Anyone wishing to place an offer on the property should contact (Peter Clarke, 53 Henley Street, Stratford upon Avon, Warwickshire, CV37 6PT on 01789 415 444 option 2) before exchange of contracts or within the next 7 days whichever is sooner.

A two bedroom ground floor apartment offered with NO ONWARD CHAIN and requiring modernisation and improvement. Accommodation comprises entrance hall, sitting room, kitchen, two bedrooms and a wet room. Allocated parking, additional visitor spaces and access to communal gardens. Garage.

ACCOMMODATION

Entrance hall with door to storage cupboard and airing cupboard.

Kitchen (12'05" max x 6'06") with matching wall and base units with work surface over and incorporating stainless steel sink and drainer unit, space for appliances.

Bedroom 1 (10'2" x 10'2") plus wardrobe

Wet room (5'11" x 7'05") with shower, wc and wash hand basin.

Bedroom 2 (8'01" x 10'01") including wardrobe

Sitting room (15'04" x 12'01")

Kitchen (12'05" max x 6'06") with matching wall and base units with work surface over and incorporating stainless steel sink and drainer unit, space for appliances.

Garage

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with a 125 year lease from 1982, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. The current ground rent is £25 per annum. We are awaiting maintenance charge.

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. Night storage heating.

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

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

DISCLAIMER: All services/appliances have not and will not be tested

VIEWING: By Prior Appointment with the selling agent.

REGULATED BY RICS







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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