



Peter Clarke

30 Avonhurst, Dark Lane, Tiddington, Stratford-upon-Avon, CV37 7AH

- No chain
- Top floor two bedroom apartment
- Balcony with views
- Spacious and well presented accommodation
- Garage, communal parking and grounds
- Village location with local amenities
- Viewing recommended



Asking Price £210,000

**NO CHAIN.** A bright and spacious top floor two bedroom apartment with a balcony and a delightful view from it. Further benefits include a garage, unallocated parking and use of the communal grounds. Located in a tucked away position in the village of Tiddington with its local amenities and easy access to the river Avon for leisure pursuits.

#### ACCOMMODATION

Accessed via the second floor of the apartment block with entrance hall, storage cupboard. Kitchen with window to front, range of matching wall and base units with worktop over, incorporating one and a half bowl sink with drainer. Integrated oven, microwave, fridge freezer, washing machine and dishwasher. Tiled flooring. Sitting/dining room with sliding doors to balcony, feature fireplace, space for seating and dining.

Rear hall. Main bedroom a good size double room with a dual aspect. Bedroom with window to side, fitted double wardrobe. Bathroom with corner bath and shower over, wash hand basin unit with cupboards and drawers, wc, heated towel rail. Boiler cupboard housing Hyco pressurized water tank, tiled walls and vinyl flooring.

Outside there is allocated parking, garage en bloc with up and over door and delightful communal grounds surrounding the development.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold with 141 years remaining, although we have not seen evidence. Annual service charge is understood to be approx. £1,600. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electric, 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.

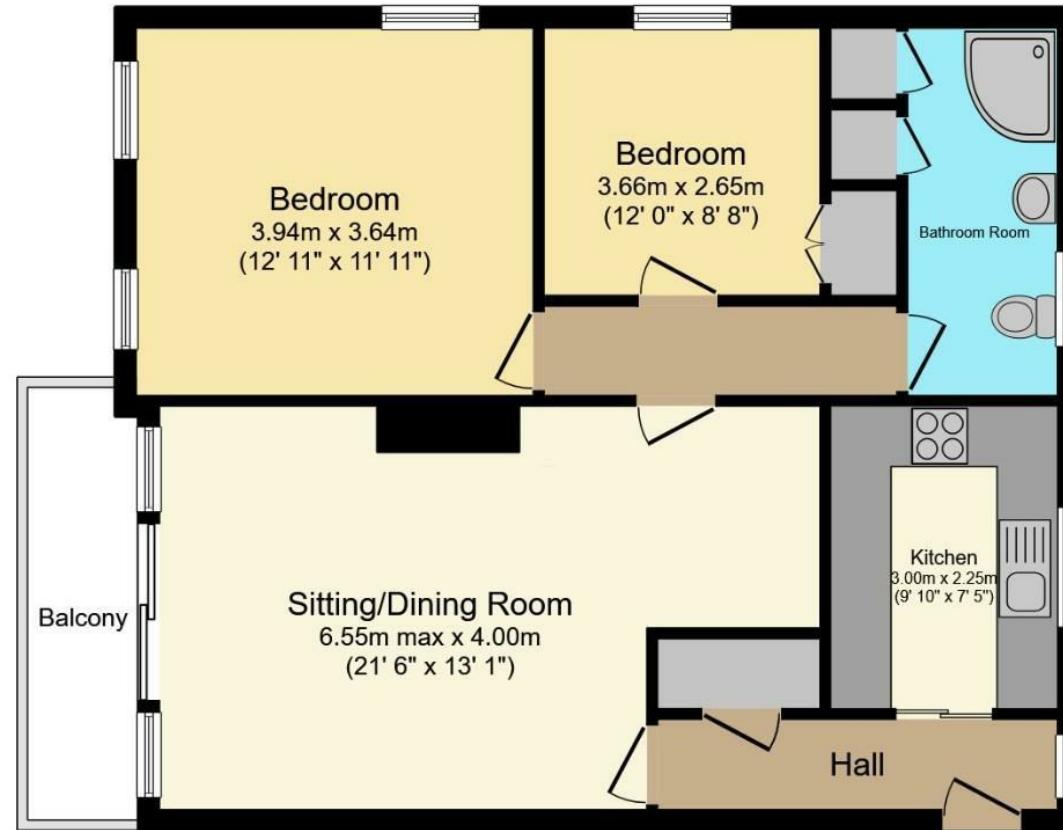
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C

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

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



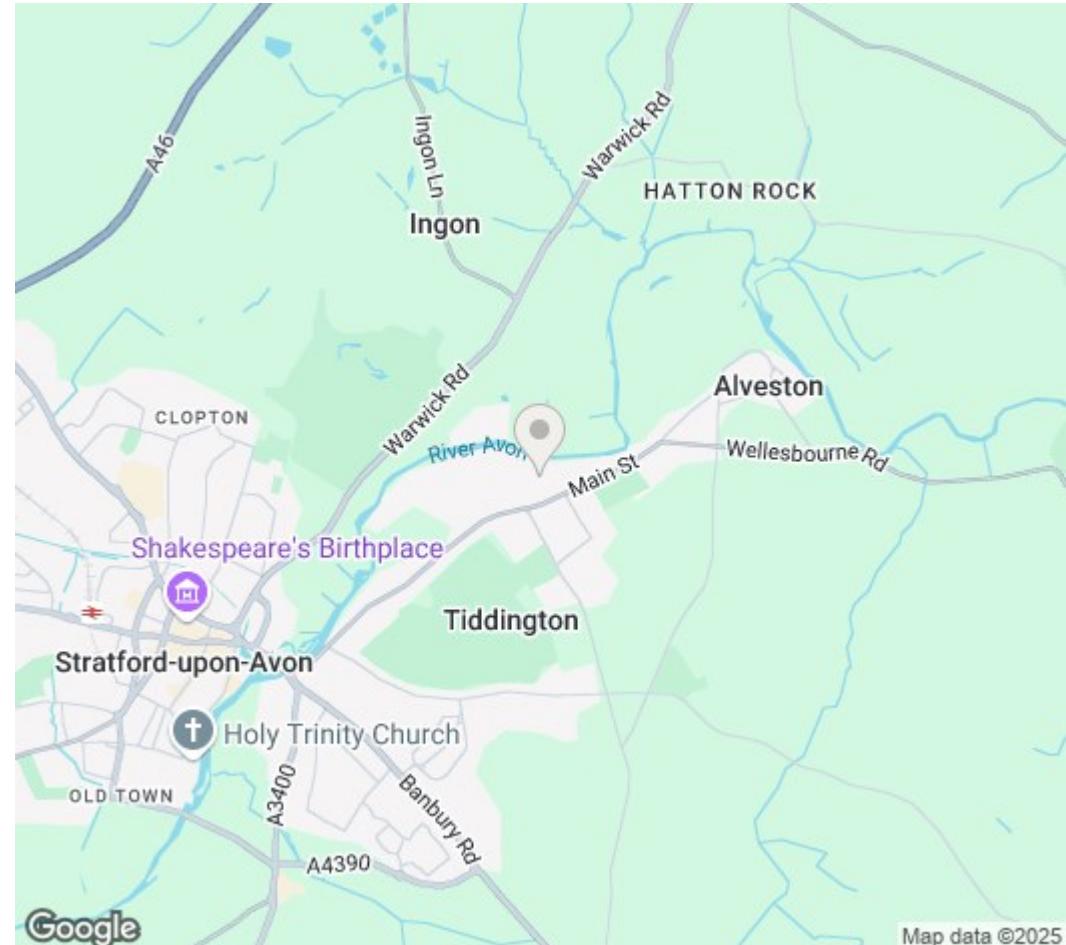
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**TOTAL: 74.8 m<sup>2</sup> (805 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





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