9 Russell House Ely Street, Stratford-upon-Avon, CV37 6LW

- Gated luxury town centre penthouse apartment
- Beautifully presented
- Large open plan kitchen/dining/living room
- Balcony with views over the town
- Two double bedrooms, bathroom, large hall/study area
- Ample storage cupboards
- Allocated parking
- To be sold with a share of the freehold
- NO CHAIN

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Offers In The Region Of £350,000

To be sold with a share of the freehold, a third floor two bedroom luxury penthouse apartment situated in a gated setting in the town centre. Balcony with stunning views over the town towards the Guild Chapel. Beautifully presented with large open plan kitchen/dining/sitting room, two bedrooms, bathroom, spacious hallway/study area and allocated parking. NO CHAIN.

ACCOMMODATION

Secure gated entry leads to driveway. Communal front door leads to communal hall with lift and stairs to second floor, and further stairs to penthouse apartment. Large storage cupboard. Front door to spacious hall with oak floor, boiler cupboard and storage cupboard. Bedroom One with storage cupboards. Bathroom with wc, wash basin and bath with shower attachment, tiled floor, separate shower cubicle, chrome heated towel rail. Utility cupboard with space and plumbing for washing machine. Bedroom Two with built in wardrobe. Open plan kitchen/dining/sitting room - the kitchen area with range of cupboards and granite work surfaces with upturn, one and a half bowl sink with extendable hose, built in Zanussi fridge freezer and dishwasher, four burner gas hob with built in oven and grill. Sitting/dining area with oak floor, dual aspect, downlighters, double doors to glazed and stainless steel Balcony. All window blinds are included.

Outside there is allocated parking space, communal bike store, communal bin store.

GENERAL INFORMATION

TENURE: The property is to be sold with a share of the freehold. The lease is for 150 years from 2015 with a current maintenance charge of £2,723 per year. 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.

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 D.

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

VIEWING: By Prior Appointment with the selling agent.

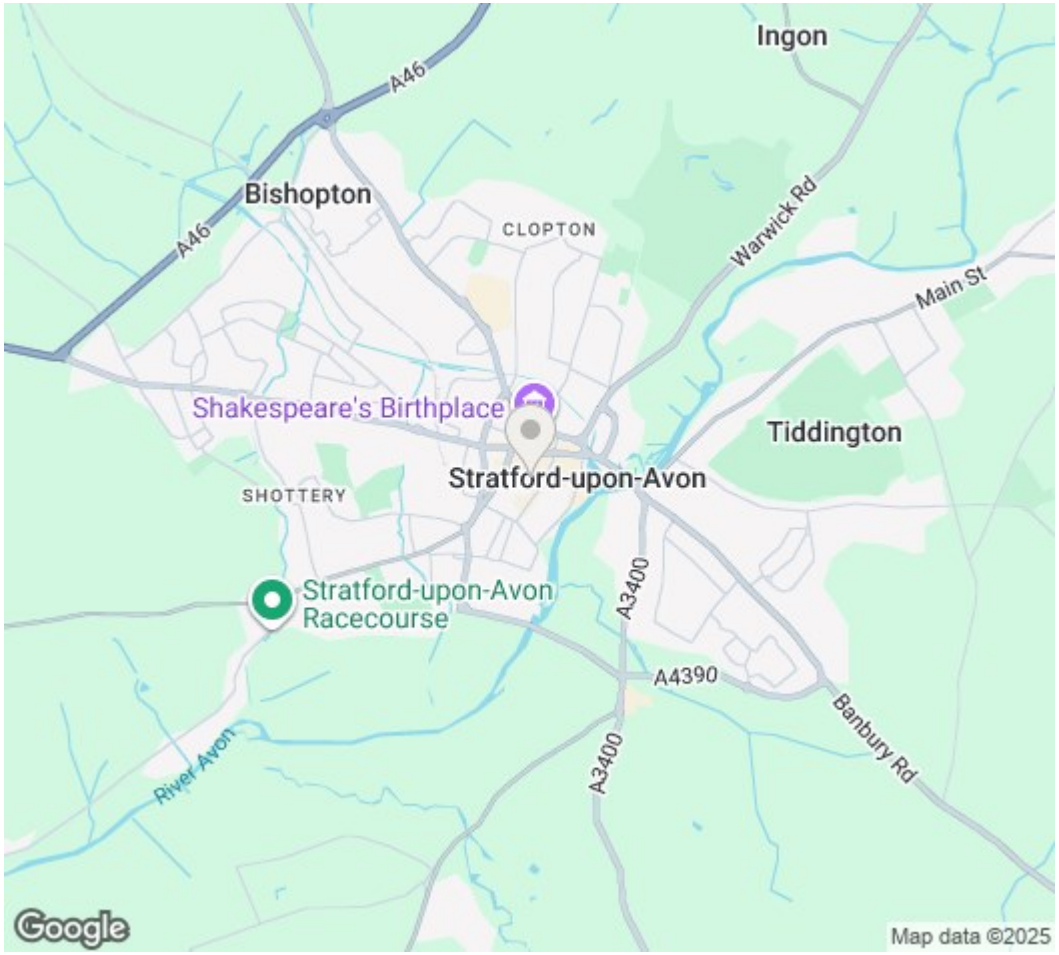
9 Russell House, Ely Street, Stratford-upon-Avon

Floor Plan

Floor area 80.7 sq.m. (868 sq.ft.)

Total floor area: 80.7 sq.m. (868 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



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