

Peter Clarke



15 Lloyds Way, Stratford-upon-Avon, Warwickshire, CV37 0SG

- Very well presented
- Top floor apartment
- Two good bedrooms
- Juliet balcony with views
- Sitting/dining room
- Kitchen and bathroom
- Allocated parking



Asking Price £175,000

A very well presented top floor modern apartment with Juliet balcony with views over the town and beyond, two good bedrooms and allocated parking.

ACCOMMODATION

Secure entry leads via a door to communal hall with stairs to the second floor and spacious landing. Door to private entrance porch with access to roof space, door to hall with security entry phone, door to storage cupboard. Sitting/dining room plus recess, with double doors to Juliet balcony with attractive views. Kitchen with single bowl single drainer sink unit with monobloc mixer taps over and cupboards beneath, further range of units providing cupboards, working surfaces, storage space and drawers. Access to gas heating boiler, space for fridge freezer, space and plumbing for washing machine, four burner stainless steel gas hob with oven and grill below and filter hood over, tiled splashbacks and downlighters. Two bedrooms. Bathroom with bath, shower over, wc, wash hand basin, tiled splashbacks, downlighters and extractor fan.

Outside there is allocated and visitors parking, a communal bin store and bike store.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years from 2005, although we have not seen evidence. There is a current maintenance charge of £1,800 per year and current ground rent charge of £150 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 heating to radiators.

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.



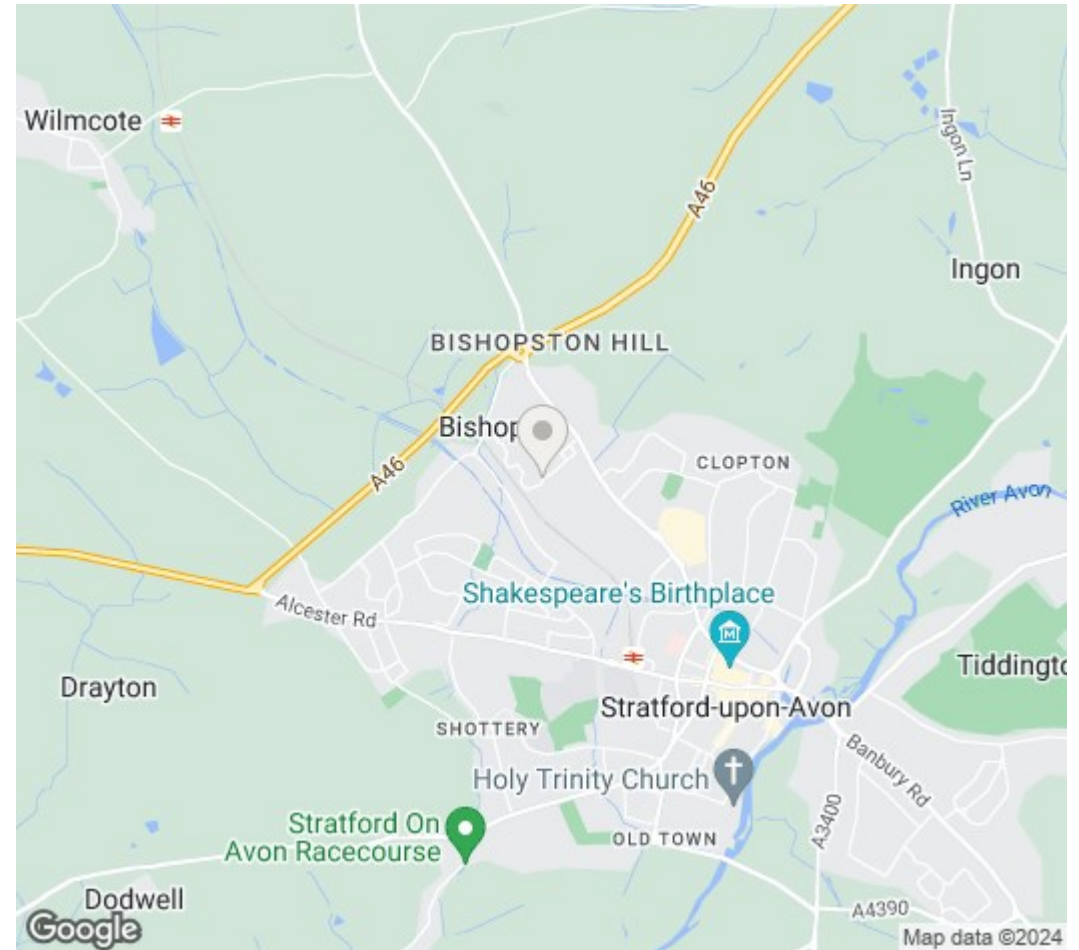
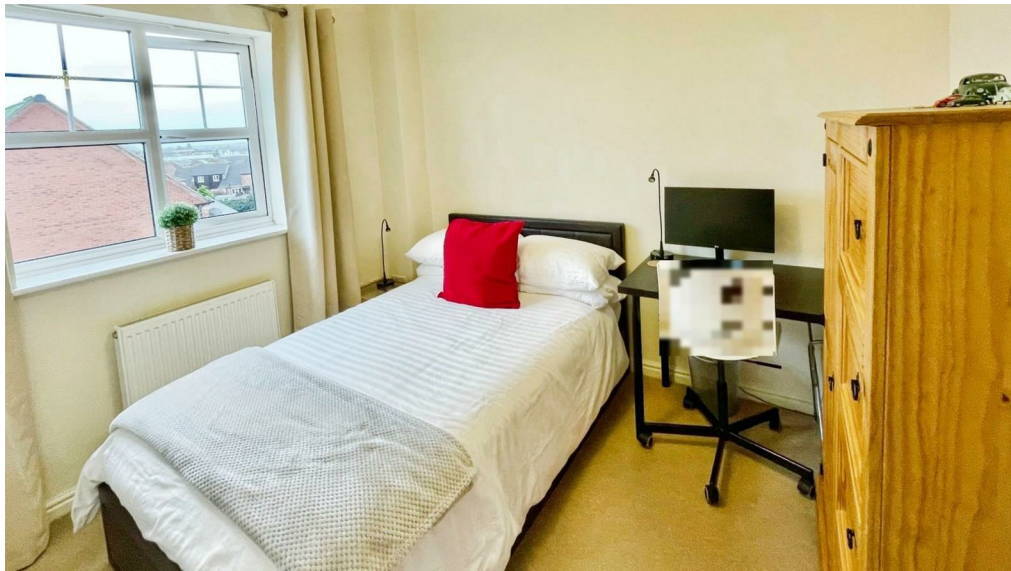


Floor Plan

Total floor area 57.2 m² (615 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox





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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

