



Peter Clarke

80 Birmingham Road, Stratford-upon-Avon, CV37 0BE



- Walking distance of town centre
- Private courtyard garden
- Own front door
- Two double bedrooms
- Two bathrooms
- 125 year lease from 2001
- Allocated parking
- Visitor spaces available



£189,950

Benefiting from its own PRIVATE COURTYARD GARDEN along with its own front door, is this TWO DOUBLE BEDROOM, two bathroom ground floor apartment located within walking distance of the town centre and having allocated parking. NO ONWARD CHAIN.

#### ACCOMMODATION

Accessed from the street via a private front door. Entrance hall, two storage cupboards (one of which has power). Dual aspect sitting room with coal effect gas fire with decorative surround and mantle over. Breakfast kitchen comprising a range of matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, grill, four ring gas hob and overhead extractor fan, integrated fridge/freezer and washing machine, door to garden. Main bedroom with fitted wardrobes and en suite comprising shower cubicle, WC and pedestal wash hand basin. Second double bedroom with fitted wardrobes. Shower room comprising generous sized shower cubicle, WC and pedestal wash hand basin. Outside, to the rear is a paved private courtyard garden housing summerhouse, gated rear access leads to allocated parking space and additional visitor spaces are available.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold, held on a 125 year lease from 2001. Annual service charge approx. £1407.12. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, water, electricity 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.

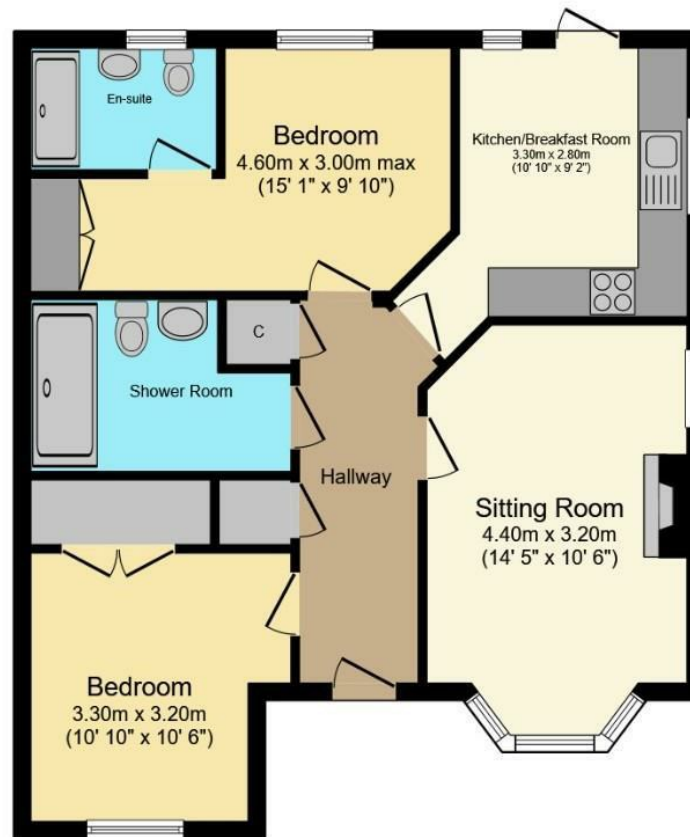
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.



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## Floor Plan

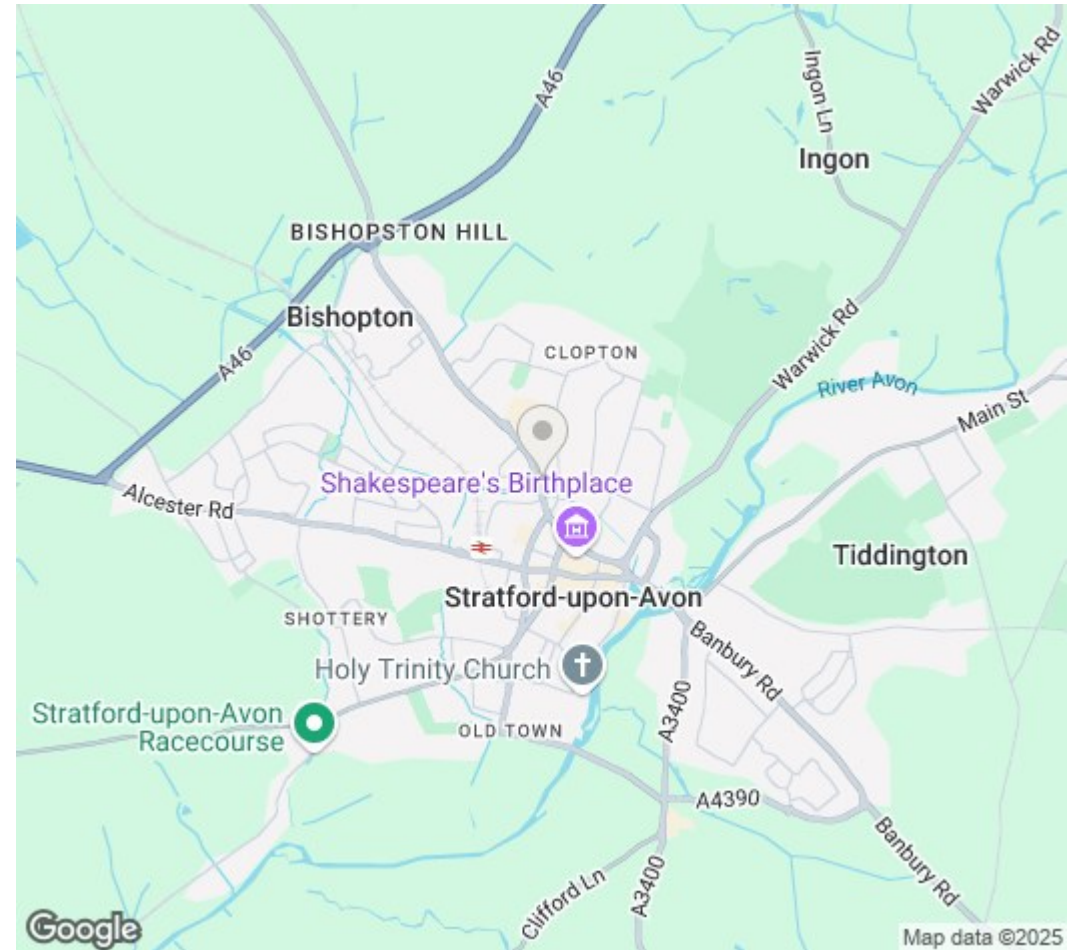
Floor area 68.4 m<sup>2</sup> (736 sq.ft.)

TOTAL: 68.4 m<sup>2</sup> (736 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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