

Peter Clarke



27 Mayfield Court, Stratford-upon-Avon, Warwickshire, CV37 6XE

- Spacious two bedroom first floor maisonette
- Private garden to rear
- NO ONWARD CHAIN
- Close to the town centre
- Viewing highly recommended



Asking Price £175,000

A spacious two bedroom first floor maisonette with it's own private garden and offered with NO ONWARD CHAIN. Mayfield Court is located in a popular residential area close to the town centre.

ACCOMMODATION

A front door leads to stairs which lead to the first floor landing. Sitting/dining room with window to front, feature electric fireplace, archway to kitchen which has a range of matching wall and base units with work top over incorporating stainless steel sink and a four ring electric hob, integrated oven and low level fridge, space for washing machine. Bedroom with window to rear, a double room with range of fitted wardrobes. Bedroom with window to rear, a double room with fitted double wardrobe. Bathroom with opaque window to side, panelled bath with shower over, double wash hand basin in vanity unit, wc.

Outside to the rear is a private garden area which is mainly laid to lawn with a pathway on three sides and a timber shed.

There is no allocated parking but permit parking is found nearby.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 99 years from July 2007, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. Ground rent is understood to be £100 pa and buildings insurance is currently £158.89 pa.

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. 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. There are shared pathways to front and rear.

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

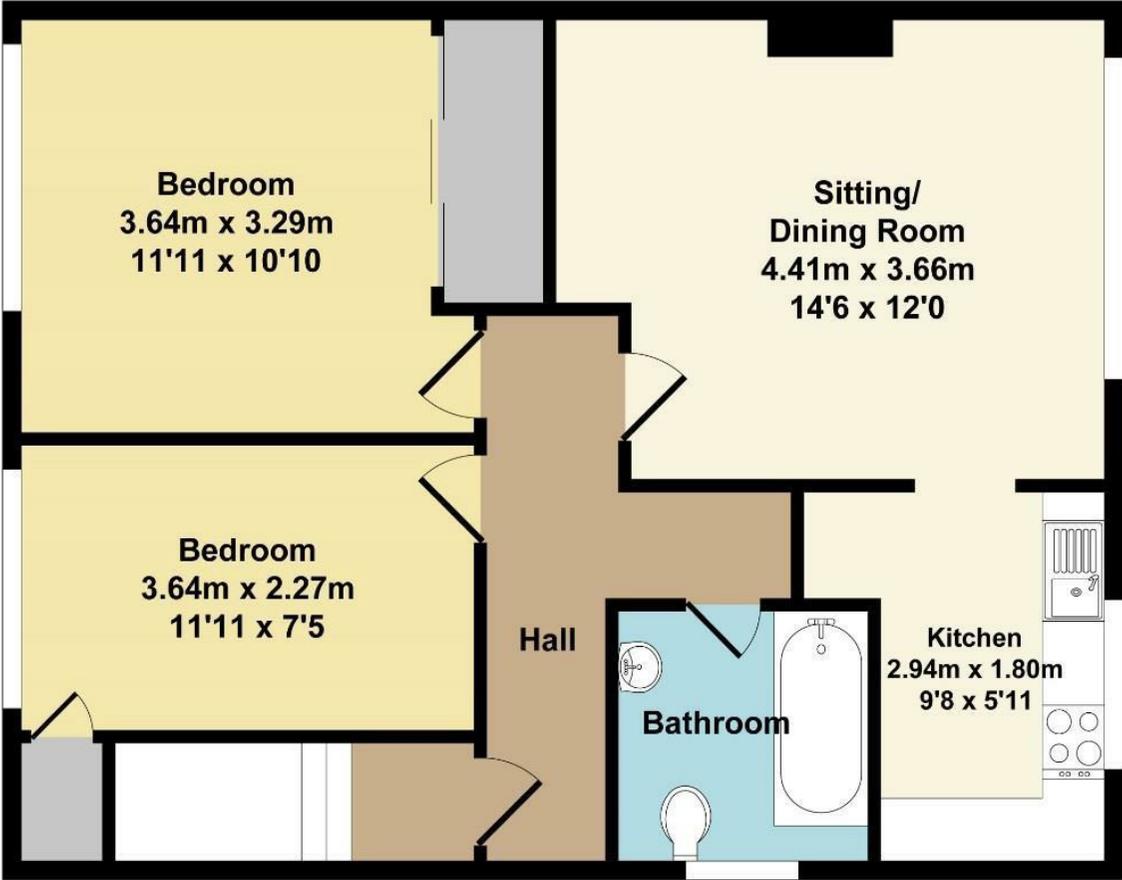
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

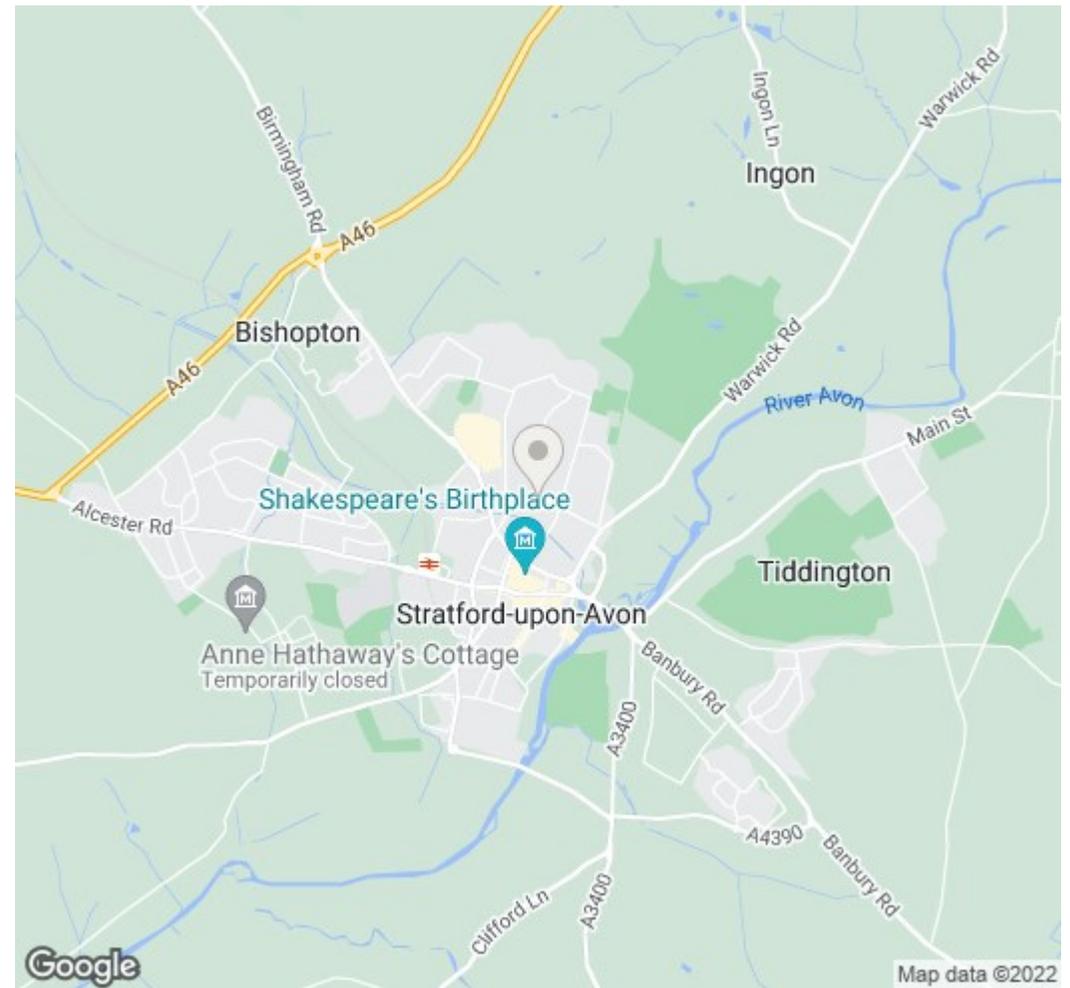
VIEWING: By Prior Appointment with the selling agent.



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Total Approx. Floor Area 55.68 Sq.M. (599 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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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serving South Warwickshire & North Cotswolds

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