



Peter Clarke

1 Tramway Court, Shipston Road, Stratford upon Avon, CV37 7HQ

- Ground Floor Apartment
- Two Bedrooms with Master Ensuite
- Communal Front Garden
- Gated Development
- Allocated Parking Space
- NO CHAIN



Asking Price £235,000

A luxury ground floor apartment in a secure gated development situated within walking distance of Stratford town centre.

ACCOMMODATION

Front entrance door leading into the communal hallway. Private front door leading to the apartment. Entrance hall with spotlights, entrycom system, single storage cupboard housing water tank and a further double door storage space. Sitting/dining room with bay window overlooking communal grassed area and a further window to side. Kitchen with range of wall and base units with work top over, integrated fridge freezer, oven and hob, cupboard housing boiler and window to rear. Bedroom 1, a large double room with fitted wardrobe space, window to front, door to en suite with shower enclosure, fully tiled throughout, wc, wash hand basin, towel rail and extractor fan. Bedroom 2, a further double room with window to rear, double door wardrobe space. Bathroom being partially tiled with a white suite comprising bath with shower attachment, wc, wash hand basin, heated towel rail and extractor fan.

Outside there is one allocated space which is found through the entrance of the gated development. Communal outside space to the rear of the apartments.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years with 107 years remaining, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. There is a current ground rent of £250 pa and an annual service charge of £1,805.84.

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

AGENTS NOTE: Please note previous marketing photographs have been used.

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

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

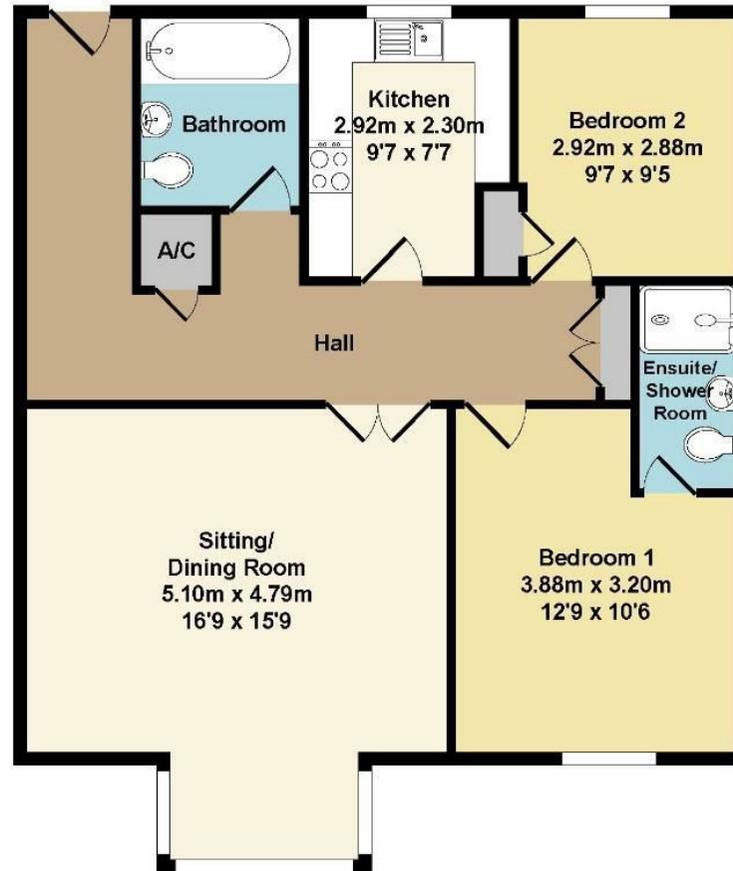
VIEWING: By Prior Appointment with the selling agent.

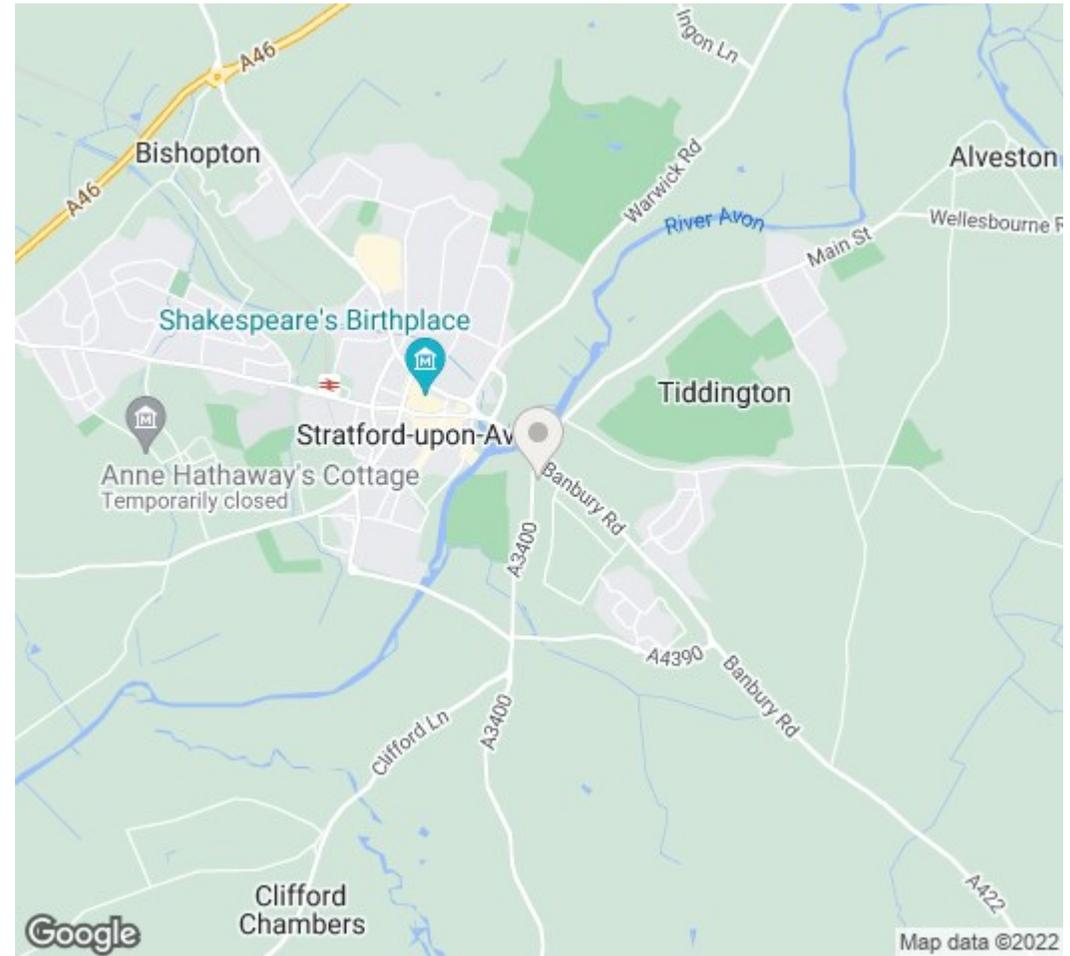


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Total Approx. Floor Area 69.80 Sq.M. (751 Sq.Ft.)

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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