

Peter Clarke



22 Sid Courtney Road, Tiddington, Stratford-Upon-Avon, Warwickshire, CV37 7FA

- Spacious first floor flat
- Part of a recently built development in a popular residential area
- Very well presented throughout
- Allocated parking space to front
- NO ONWARD CHAIN



£147,000

A spacious and stylish first floor one bedroom apartment in a small residential development with an allocated parking space, situated in the village of Tiddington. Offered at a discounted price based on 70% of the actual value for buyers with a local connection. NO CHAIN.

ACCOMMODATION

A communal entrance leads to the first floor where the property is found on the left hand side. Door leads to entrance hall opening to open plan sitting/dining room and kitchen with space for seating and dining. Kitchen area with range of matching wall and base units with work top over incorporating one and a half bowl stainless steel sink and four ring induction hob with brushed metal extractor fan hood over, integrated appliances include oven, fridge freezer, washer dryer and dishwasher. Large double bedroom with triple aspect, en suite bathroom having bath with shower over, pedestal wash hand basin, wc, chrome heated towel rail.

Outside to the front is an allocated parking space and there are communal areas within the development.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 from 2018, although we have not seen evidence. There is a current ground rent charge of £250 per annum and a service charge of £1,000 per annum. 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 C.

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

AGENTS NOTE: We draw to your attention that this property is available for local connection buyers only for the first three months of marketing, ending 1st July 2022.

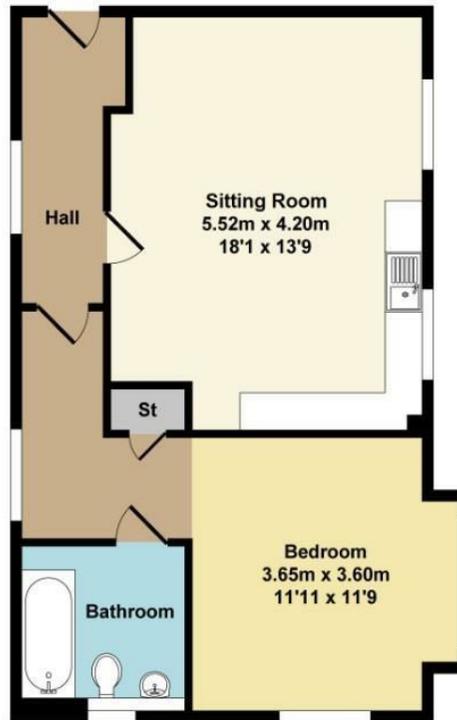
VIEWING: By Prior Appointment with the selling agent.



Sid Courtney Road, Tiddington

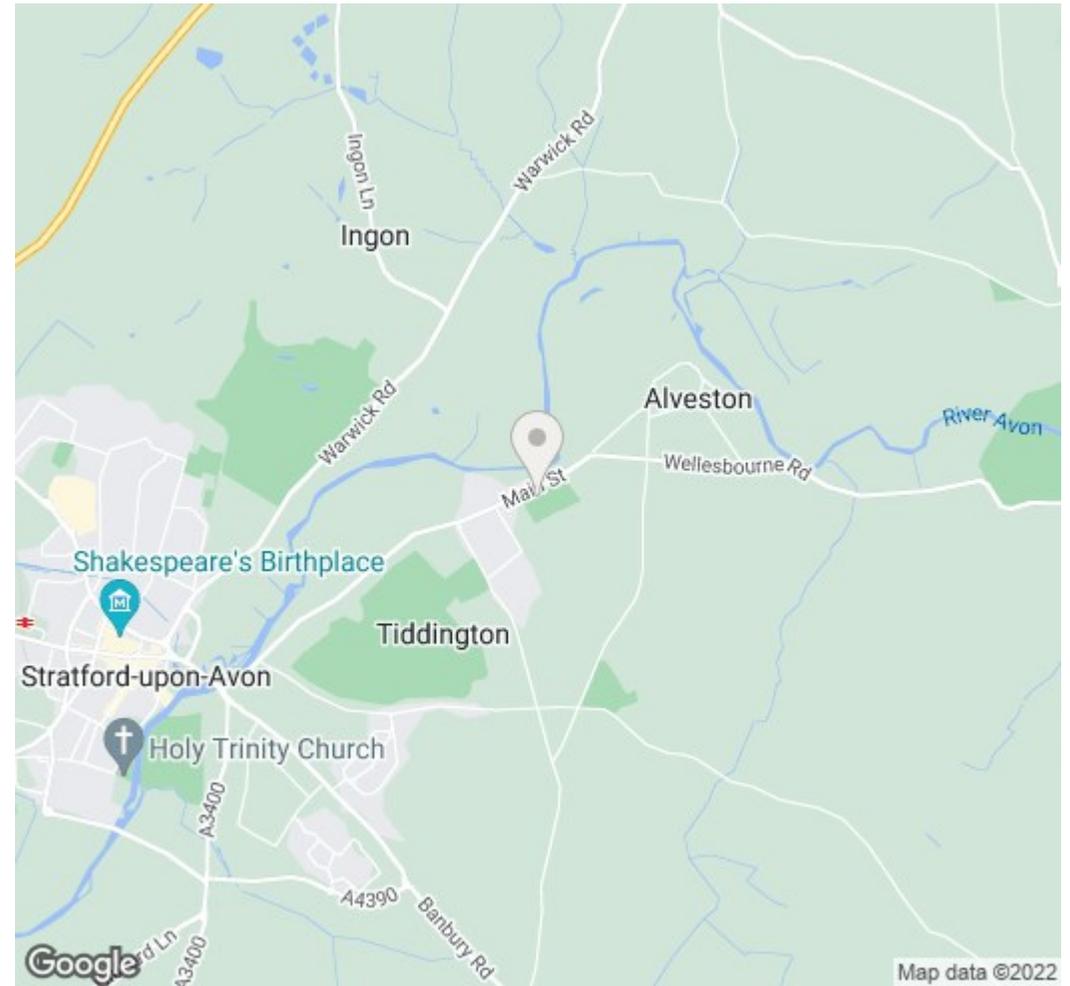
Total Approx. Floor Area 51.10 Sq.M. (550 Sq.Ft.)

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.



First Floor
Approx. Floor
Area 51.10 Sq.M.
(550 Sq.Ft.)





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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