



Peter Clarke

Apartment 4, Cedar Grange 4 Welcombe Road, Stratford-upon-Avon, Warwickshire, CV37 6UJ

- NO ONWARD CHAIN
- Exclusive development
- Three bedroom/three bathroom apartment
- Two reception rooms
- Garage and allocated parking space
- Upgraded kitchen/dining room
- Superb communal gardens
- Share of freehold
- Viewing highly recommended



Asking Price £675,000

A superb opportunity to acquire this spacious three bedroom apartment situated on the prestigious Welcombe Road, close to the town centre. Further benefits include garage, utility room, lift, study, three bathrooms (two en suite) and communal gardens. NO ONWARD CHAIN.

#### ACCOMMODATION

Located on the first floor (with lift). Entrance hall with airing cupboard, sitting room with double doors to Juliet balcony, feature electric fireplace, upgraded kitchen/dining room with a range of matching wall and base units with working surface over incorporating one and a half bowl sink and waste disposal unit, four ring gas hob with brushed metal extractor fan hood over, integrated appliances include fridge freezer, double oven and microwave, dishwasher and Karndean flooring. Study with two sets of fitted wardrobes. Utility room with stainless steel sink and drainer, cupboard space and ceramic tiled floor. Master bedroom with bay window to front, two sets of double wardrobes, en suite bathroom with bath and shower over, wash hand basin, wc, heated towel rail, ceramic tiled floor. Guest bedroom with windows to front and rear, two fitted wardrobes, en suite shower room with large shower cubicle, wash hand basin, wc, heated towel rail, tiled floor. Further bedroom with window to front, bathroom with bath and shower over, wash hand basin, wc, heated towel rail, ceramic tiled floor.

Outside to the front is a brick paved communal driveway which leads to an allocated parking space and garage with up and over door. To the rear are mature, landscaped communal gardens arranged over two tiers, mainly laid to lawn with a mix of planted beds and pathways.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be share of freehold with the underlying lease of 125 years from 2003, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. The service charge is approximately £1,500 per annum due half yearly.

**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.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is in Band F.

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

**VIEWING:** By Prior Appointment with the selling agent.

REGULATED BY RICS





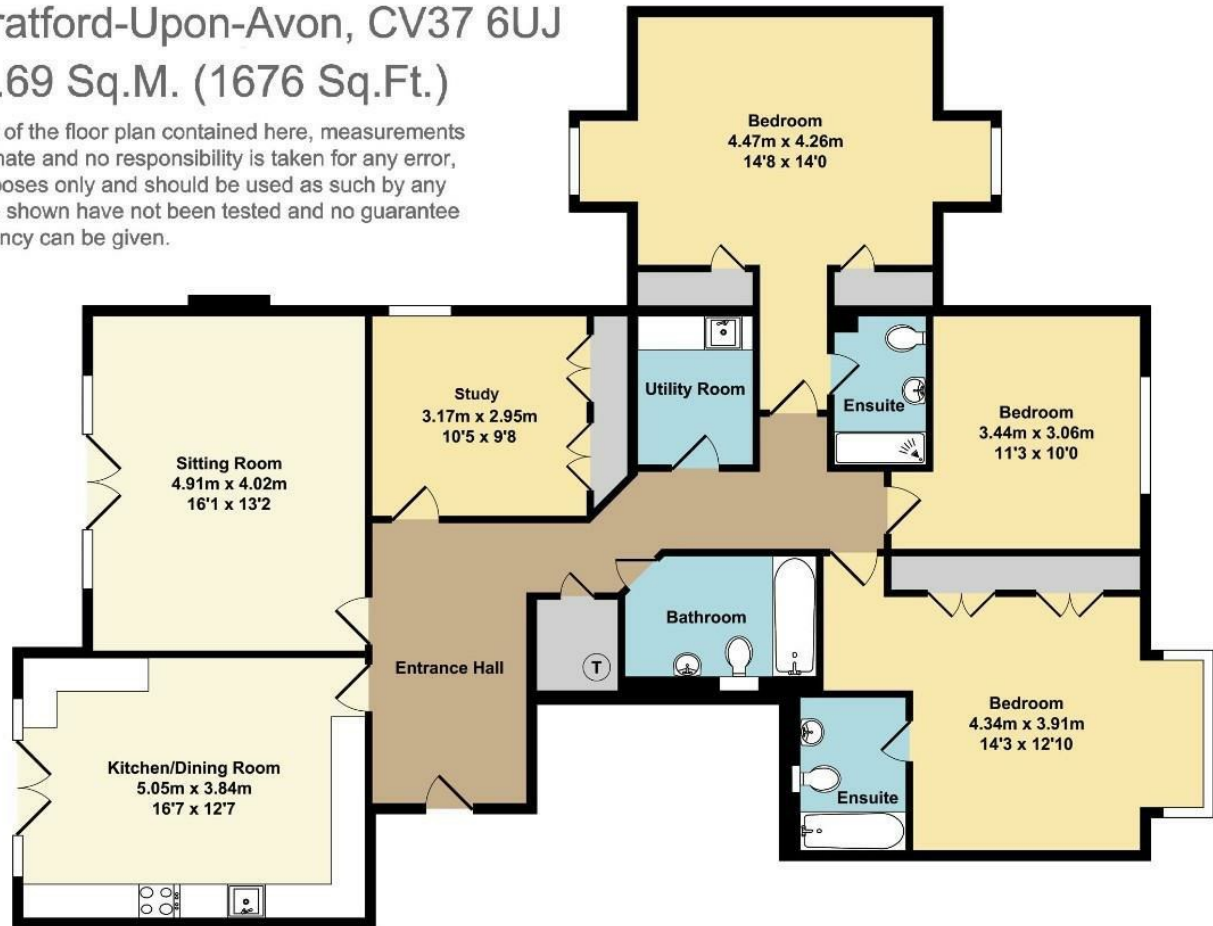
Cedar Grange, Welcombe Road, Stratford-Upon-Avon, CV37 6UJ

Total Approx. Floor Area 155.69 Sq.M. (1676 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

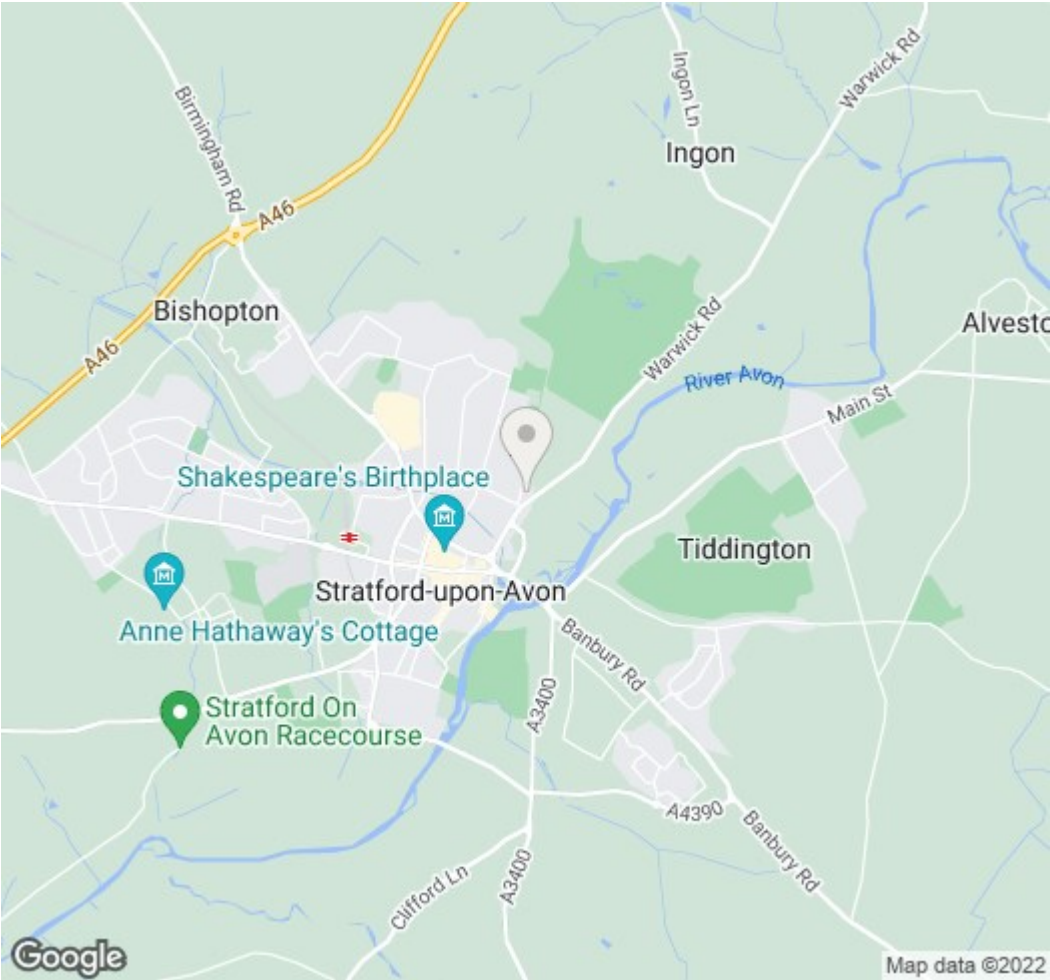


Garage  
Approx. Floor  
Area 13.80 Sq.M.  
(148 Sq.Ft.)



First Floor  
Approx. Floor  
Area 141.89 Sq.M.  
(1527 Sq.Ft.)





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