

THE PROPERTY

Peter Clarke



64 Saffron Meadow, Stratford-upon-Avon, Warwickshire, CV37 6GD

- NO CHAIN
- Retirement Apartment
- First Floor
- Communal Parking & Gardens
- Located Close To Old Town
- Restricted Mobility Bathroom
- En Bloc Garage



£150,000

Saffron Meadow is located in Old Town and consists of a range of houses and maisonettes believed to have been built approximately thirty years ago, and is suitable for residents of 60 years and over.

ACCOMMODATION

Porch with bin store leads via a front door to entrance hallway with stairs to first floor. Access to roof space, airing cupboard, storage cupboard and an emergency pull cord. Sitting room with electric fireplace, two windows to front overlooking communal space, electric storage space. Kitchen fitted with a range of wall and base units with work top over, integrated oven with four burner hob, inset stainless steel sink and drainer, window to rear, space for fridge, space for freezer, tiled splashback and emergency pull cord. Double bedroom with large wardrobe space, electric storage heater, Juliet balcony overlooking rear. Bedroom 2, a large single, electric storage heater and window to front. Bathroom with wc, wash basin and bath with door, shower attachment, tiled splashbacks and electric pull cord.

Outside there are communal gardens to the front of the property and residents parking. Garage of brick and pitched tiled roof construction, with up and over door to front. Shared facilities include a laundry and events room.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 99 years from 1987, although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. The current service charge is TBC

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.

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.

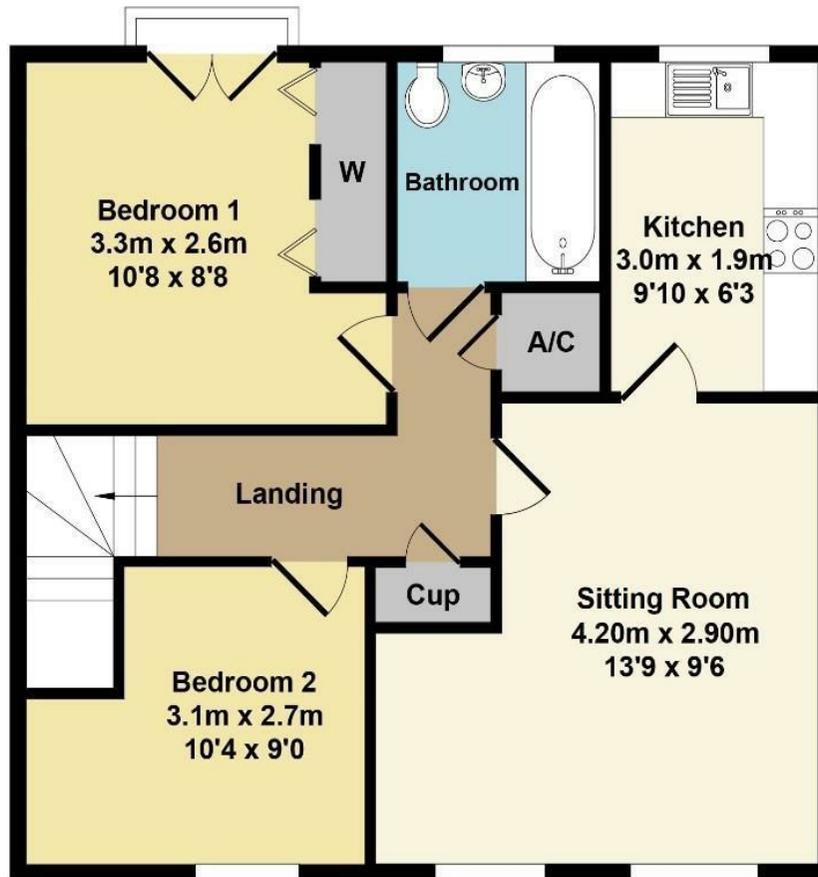
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the C is available at the office if required.

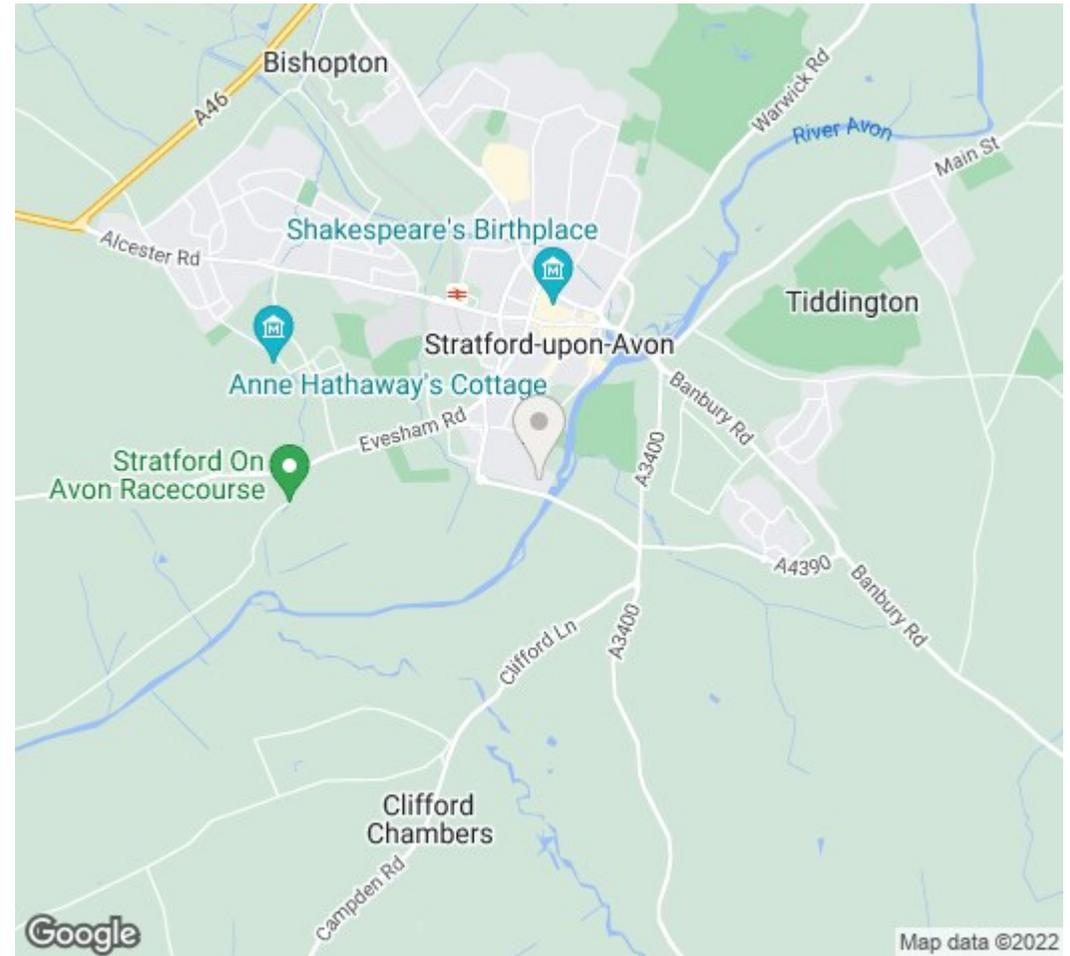
VIEWING: By Prior Appointment with the selling agent.



Saffron Meadow, CV37 6GD
Total Approx. Floor Area 53.0 Sq.M. (571 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

53 Henley Street & 1 Meer Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk



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