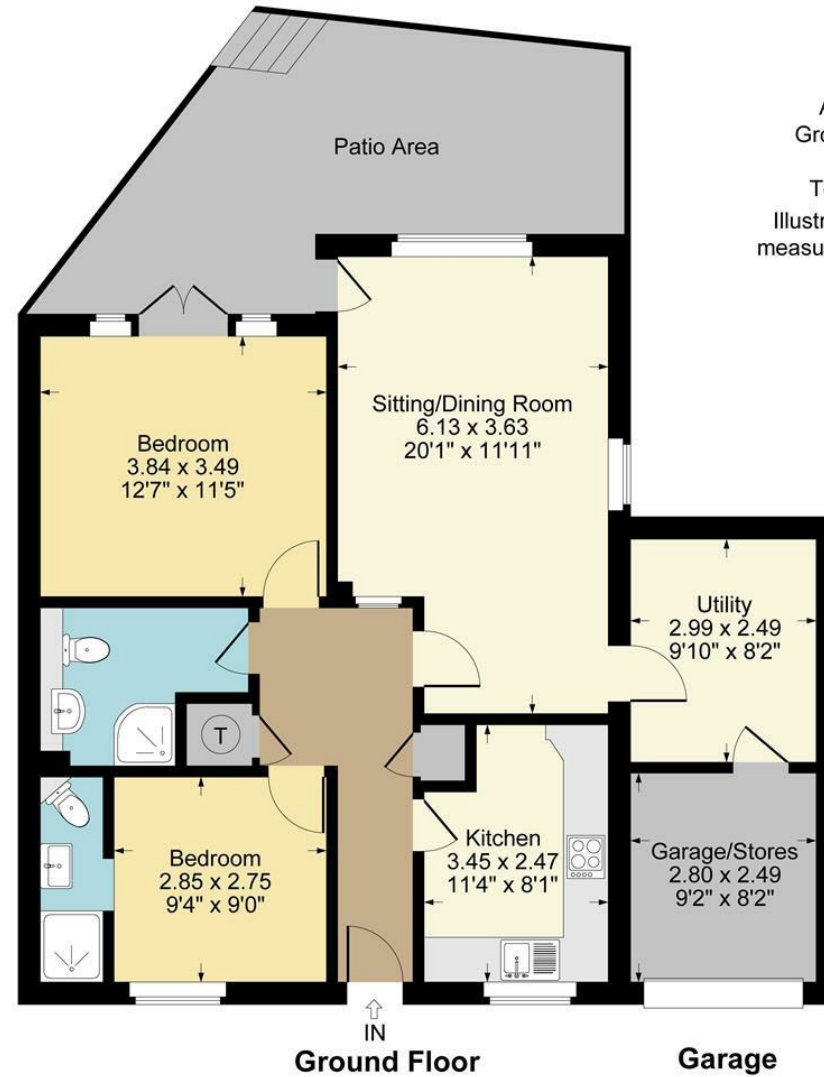




Peter Clarke

25 Avonside Mill Lane, Stratford-upon-Avon, CV37 6BJ

25 Avonside, Stratford-upon-Avon



Approximate Gross Internal Area
Ground Floor = 81.83 sq m / 881 sq ft
Garage = 6.97 sq m / 75 sq ft
Total Area = 88.80 sq m / 956 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

- Superb refurbished ground floor apartment with private garden terrace and views over superb communal grounds to the River Avon
- Prestigious back water setting close to the town centre and excellent facilities
- Sitting/dining room, kitchen, two double bedrooms, refitted shower room and en suite, integral garage/utility
- Parking and visitors parking, outstanding communal grounds
- Very close to the RSC, the Swan Theatre and the Other Place
- Potential mooring rights
- NO CHAIN



£550,000

A superb refurbished, two bedroom ground floor luxury apartment in an established riverside setting yet a short walk to the town centre and theatres. Sitting/dining room with door to a private garden terrace with outstanding views to the river. Kitchen, two bedrooms, refitted bathroom and en suite, integral garage/utility, allocated parking, residents parking. Delightful beautifully kept communal gardens and grounds adjoining the River Avon, and the potential for mooring rights. NO CHAIN.

ACCOMMODATION

A private front door leads to

ENTRANCE HALL

with cloaks cupboard and airing cupboard.

SITTING/DINING ROOM

with door to garden terrace, views of the communal gardens and River Avon beyond. Dual aspect.

KITCHEN

with range of cupboards and work surface, electric cooker, dishwasher, sink, space for fridge freezer, space for washing machine, tiled floor.

BEDROOM

REFITTED SHOWER ROOM

with wc, wash basin and shower cubicle, surface with mirror fronted cabinets, wall mirror, shower cubicle, tiled floor, ladder towel rail.

BEDROOM

REFITTED EN SUITE

with wc, wash hand basin with drawer below and shower cubicle, downlighters.

GARAGE

currently divided by partition wall which could be removed. UTILITY AREA with cupboards and boiler. STORE AREA with up and over door to front.

OUTSIDE

There is a block paved parking space to the front of the property. Large private garden terrace accessed off the sitting/dining room with paved seating area, fitted awning and views over the communal gardens and river.

There is visitors parking, outstanding communal grounds which are lawned with mature trees







and communal seating area adjoining the River Avon, with the possibility for mooring.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold. The length of the lease is 99 years from 1983, with an option to extend this. Please speak to our Agency for further information. The current maintenance charge is £2,304 pa and the current ground rent is £180 pa. Building insurance is £197 pa. 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 heating to radiators.

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 NOTES: 1. The property cannot be let out. 2. No pets are allowed. 3. Mooring currently £100 per year subject to availability.

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.

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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