

A photograph of a canal house with a brick exterior, a wooden bench, and a canal with a large tree. The house is made of red brick and has a bay window on the ground floor and a larger window on the upper floor. A wooden bench is placed on the grass in front of the house. A canal runs alongside the house, and a large tree is on the opposite bank. The sky is blue with some clouds.

Peter Clarke

6 Bancroft Place, Stratford-Upon-Avon, CV37 6YZ

- Prime central location
- Adjacent to the canal
- Allocated parking for one car
- Separate kitchen and shower room
- Extended 999 year lease
- NO ONWARD CHAIN



£160,000

Overlooking the canal and in a prime location in the very centre of Stratford upon Avon, is this studio apartment with separate shower room and kitchen along with an allocated parking space and the added benefit of a 999 year lease. NO ONWARD CHAIN

#### ACCOMMODATION

Entrance hall with doors to two storage cupboard with sliding doors. Bed/sitting room being dual aspect with fitted shutters and overlooking the canal to the rear. Kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, oven, washing machine and under counter fridge, door to storage cupboard housing hot water tank. Shower room with wc, wash hand basin and shower, fitted wall mounted storage, wall mounted heated towel rail.

Outside to the rear is a communal lawned area to enjoy the view over the canal, and allocated parking for one car.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold for a term of 999 year lease from 1983. The annual service charge is £650 pa but we are awaiting confirmation. This should be checked by your solicitor before exchange of contracts.

**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. Electric storage 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 B.

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

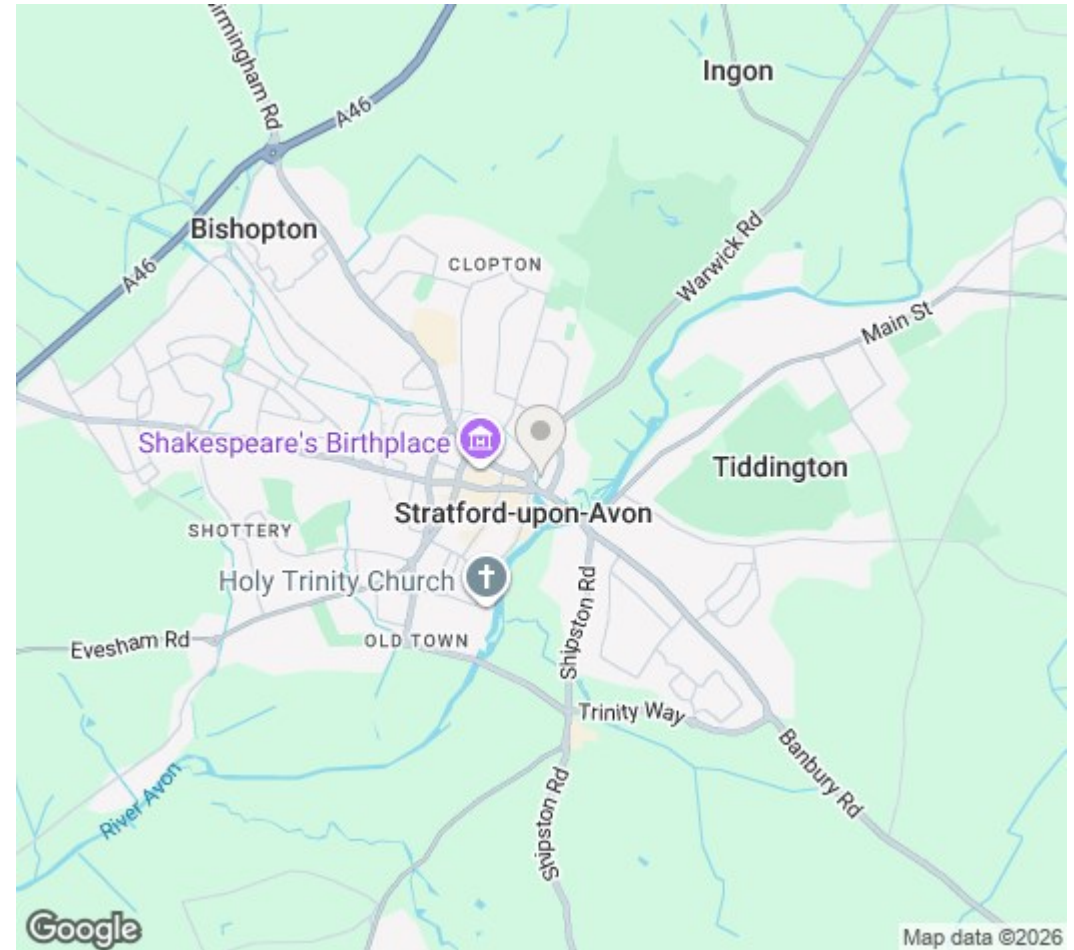
**VIEWING:** By Prior Appointment with the selling agent.





↑  
IN

Illustration for identification purposes only,  
measurements are approximate, not to scale.



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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

