

A photograph of a large, two-story brick house with a gabled roof. The house features several large windows, including a prominent arched window on the ground floor. A large, mature tree with a thick trunk is in the foreground on the left. The house is surrounded by a paved area and some greenery. The sky is blue with some clouds.

Peter Clarke

5 Sequoia Mews, Shipston Road, Stratford-upon-Avon, CV37 7PZ

Offers Over £600,000

- Spacious luxury duplex apartment
- Accommodation in excess of 1,400 sq ft
- Sitting/dining room with vaulted ceiling
- Three double bedrooms
- Two bathrooms
- Study
- Garage and visitors parking
- Attractive communal gardens
- Pleasant walk to town centre



Sequoia Mews is a bespoke architect designed development of style and character in a quiet secure gated development of houses and apartments. Number 5 is a spacious, light and airy duplex apartment well proportioned with vaulted ceiling and exposed timbers to sitting/dining area. Johnson Johnson fully fitted kitchen with granite work surfaces, Porcelanosa bathrooms, separate laundry cupboard, fitted wardrobes in all the bedrooms with plenty of storage.

ACCOMMODATION

A communal entrance door with secure entry system leads to a communal hall. First floor landing with door leading to private entrance hall having utility cupboard, study, sitting/dining room being triple aspect, double doors to Juliet balcony, granite effect fireplace, double vaulted ceiling. Kitchen with range of units, granite work surface, one and a half bowl sink with drainer, hot water tap, built in oven and grill, four ring stainless steel hob, filter hood over, microwave and wine rack, built in dishwasher, tiled floor, space for American style fridge freezer. Two bedrooms both with fitted wardrobes and bathroom with wc, wash hand basin, bath and shower cubicle.

Stairs lead to second floor landing with a range of wardrobes. Main bedroom with roof windows which create a balcony, and recently fitted Sharps wardrobe. En suite shower room.

Outside there is secure gated access and a garage. Visitor parking. Attractive communal gardens to the rear of the block with lawn, path and secure gated access to The Tramway which offers a very pleasant walk to the town centre and theatres.

GENERAL INFORMATION

TENURE

The property is understood to be leasehold for a term of 125 years from 2007, with a current maintenance charge of approximately £2,400 per annum and ground rent of £250 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.

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 F.

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.

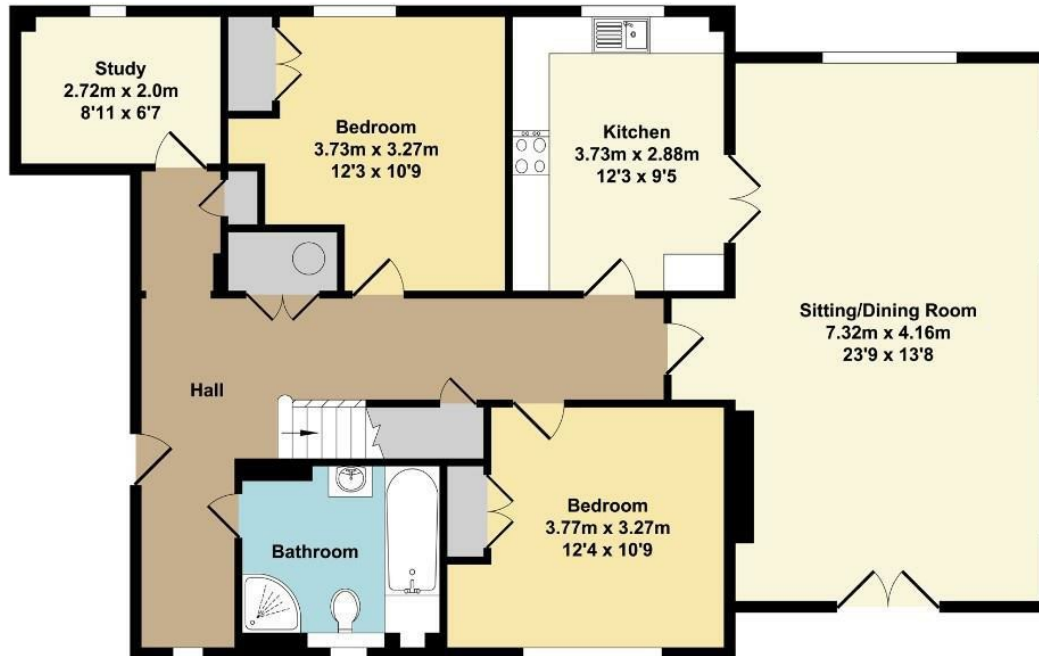
REGULATED BY RICS



5 Sequoia Mews, Stratford Upon Avon

Total Approx. Floor Area 133.0 Sq.M. (1432 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

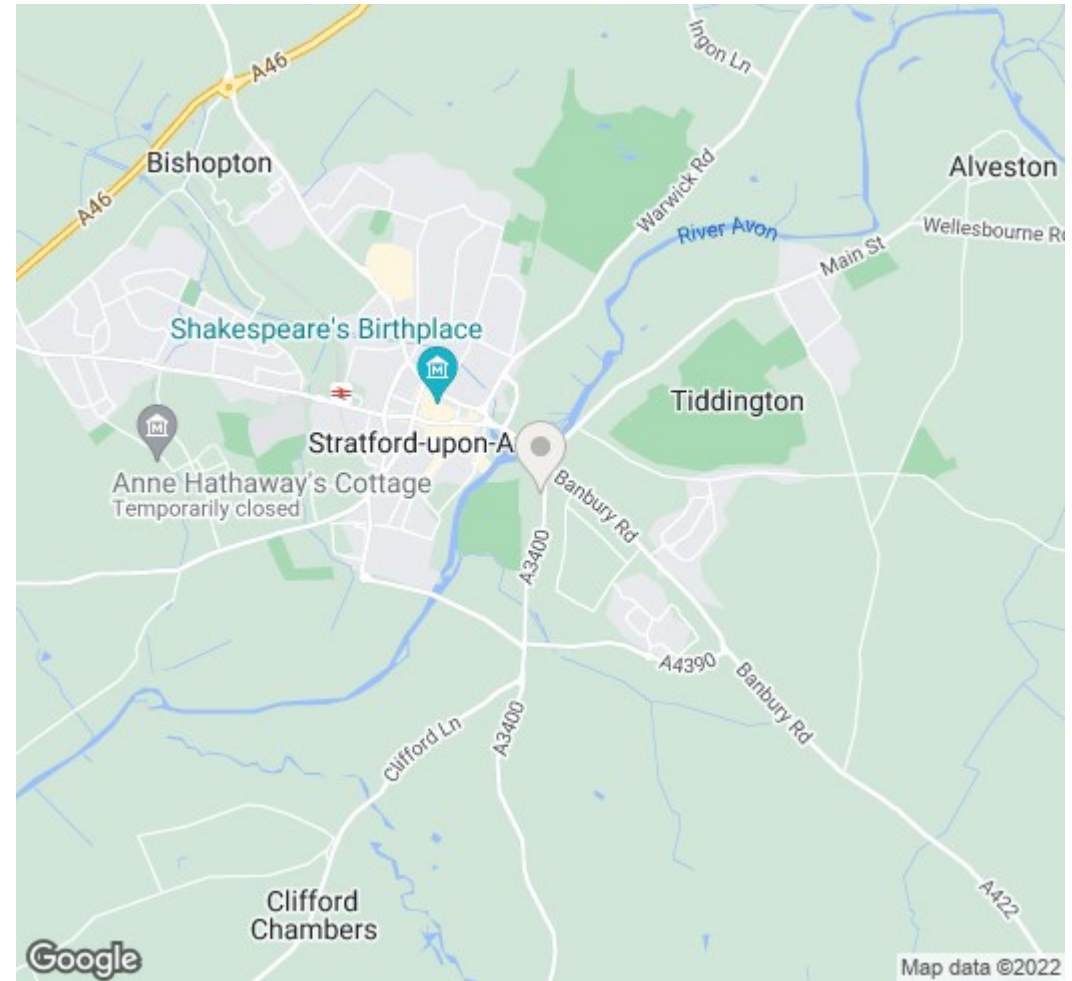


First Floor
Approx. Floor
Area 102.89 Sq.M.
(1107 Sq.Ft.)



Second Floor
Approx. Floor
Area 30.11 Sq.M.
(324 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.

Six multi-award winning offices
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