

The flat is situated above local shops and is over three floors. An entrance lobby with stairs lead to the living accommodation with the sleeping accommodation being on the second floor. To the rear of the flat, there is a large area for off-road parking.

## Lounge

11'3" x 14'1" (3.45m x 4.31m)

A spacious reception with a feature fireplace and surround and wooden-style flooring.

#### **Kitchen**

15'8" x 5'7" m (4.78m x 1.72 m)

A generous size with Shaker-style wall and base cabinets and integrated appliances.

# **Pantry**

A walk-in storage cupboard adjoining the kitchen.

## **Bedroom One**

11'4" x 13'11" (3.46m x 4.26m)

Located on the second floor, this spacious double bedroom offers in-built storage and a roof window providing plentiful natural light.

## **Bedroom Two**

11'5" x 14'0" (3.50m x 4.27m)

Another well-proportioned bedroom with a roof window.

## **Additional Information**

Services:

Water, gas, electricity and drainage are connected to the property.

Ultrafast Broadband Speed is available in the area, with

predicted highest available download speed 1000 Mbps and highest available upload speed 100 Mbps. For more information visit: https://checker.ofcom.org.uk/

Council Tax:

Stratford Upon Avon District Council- Band A

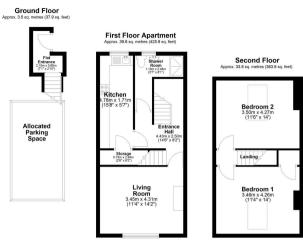
Viewing:

Strictly by prior appointment with Earles (01564 794 343/01789 330 915).

A holding deposit, equivalent to 1 week's rent, is required.

A dilapidations deposit, equivalent to 5 week's rent, is applicable - this will be registered through the TDS (www.tds.gb).

Earles is a Trading Style of 'John Earle & Son LLP' Registered in England. Company No: OC326726 for professional work and 'Earles Residential Ltd' Company No: 13260015 Agency & Lettings. Registered Office: Carleton House, 266 - 268 Stratford Road, Shirley, West Midlands, B90 3AD.



Total area: approx. 76.9 sq. metres (827.4 sq. feet)

