



Watery Lane, Shipston-On-Stour, CV36 4RS

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Tucked away in a convenient position close to the heart of Shipston-on-Stour, this well-presented one-bedroom ground-floor apartment offers an ideal opportunity for first-time buyers, downsizers or investors seeking a low-maintenance home in a thriving market town.

A welcoming hall leads into the bright lounge, a comfortable and inviting living space with plenty of natural light. Adjacent sits the neatly designed kitchen, fitted with practical storage and work surfaces, creating an efficient layout for everyday cooking.

The double bedroom provides a peaceful retreat with space for freestanding furniture, while the shower room is conveniently positioned off the inner hall. Further practical features include an internal store room and an additional cupboard offering extra storage options.

The property comes with an allocated parking space.

Situated within a popular residential setting, the apartment benefits from easy access to local shops, cafés, amenities and transport links, making it a superb base for enjoying everything Shipston-on-Stour has to offer.





Ground Floor

Approx. 33.7 sq. metres (362.2 sq. feet)



Total area: approx. 33.7 sq. metres (362.2 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Key Features

- No Onward Chain
- Allocated Parking Space
- Double Bedroom
- Separate, practical kitchen with fitted storage units
- Shower room
- Additional hallway cupboard providing extra storage
- Valid EPC with 10 years remaining
- Well presented one-bedroom apartment
- Suitable for first-time buyers, downsizers or investors
- Easy access to local shops, cafés, transport links and amenities

Price Guide
£123,000

EPC Rating -

Tenure - Freehold

Council Tax Band - B

Local Authority -
Stratford On Avon District Council