

Peter Clarke



21 River Way, Shipston-on-Stour, CV36 4RD

- Ground Floor Apartment
- Two Bedrooms & Modern Bathroom
- Fitted Kitchen with Space for Appliances
- Garden Space to the Rear with Countryside Views
- Allocated Parking Space
- Close to Town Centre



£210,000

Welcome to River Way, Shipston-on-Stour. This charming flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for guests to stay over or to have a home office. The property features a well-appointed modern bathroom and kitchen. Situated in a serene location, this flat offers a peaceful retreat from the hustle and bustle of everyday life. Don't miss the opportunity to make this lovely flat your new home.

ACCOMMODATION

The front door opens into the living room which has a storage cupboard and double doors to the patio and garden. A door leads through to the kitchen which has a range of base, wall and drawer units with work surfaces over. There is space and plumbing for washing machine, cooker and fridge/freezer. The wall mounted boiler was fitted in October 2018. A door leads through from the living room into a small hall with storage cupboard and doors that lead off into the two bedrooms and recently fitted modern bathroom. Viewing is highly recommended to appreciate the accommodation on offer.

GENERAL INFORMATION

TENURE The property is understood to be leasehold. The lease has 964 years remaining. The annual service charge is £740. 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 central 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 Stratford on Avon District Council and is understood to lie in Band C.

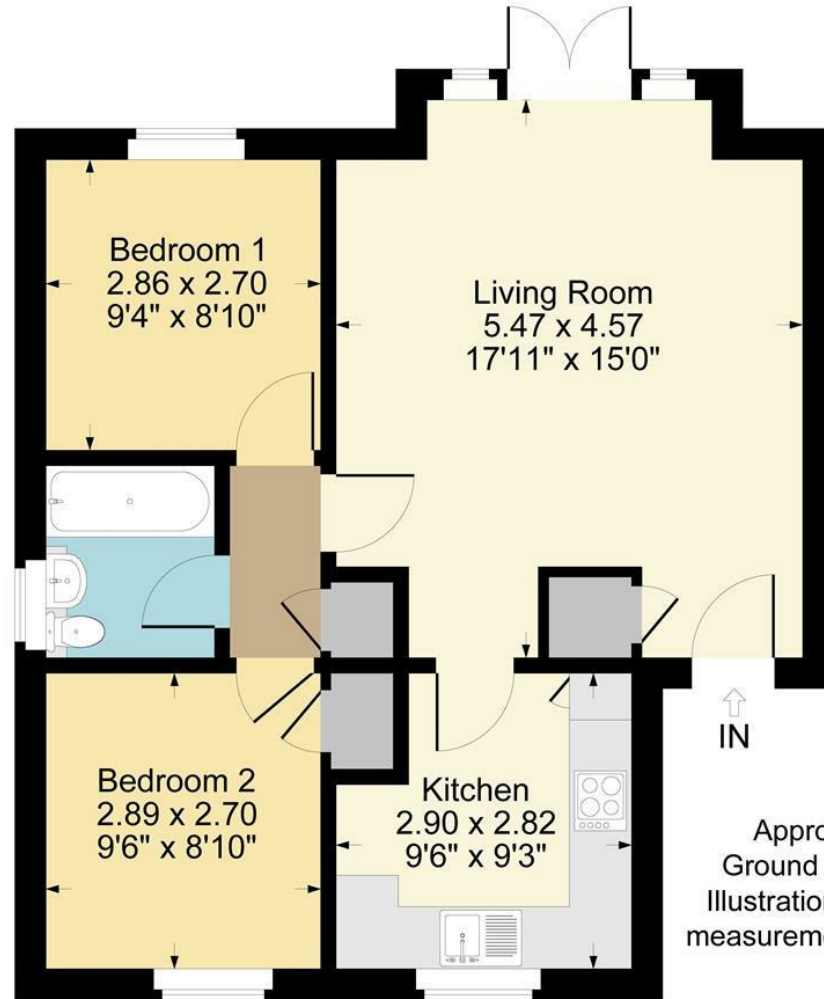
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING C: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



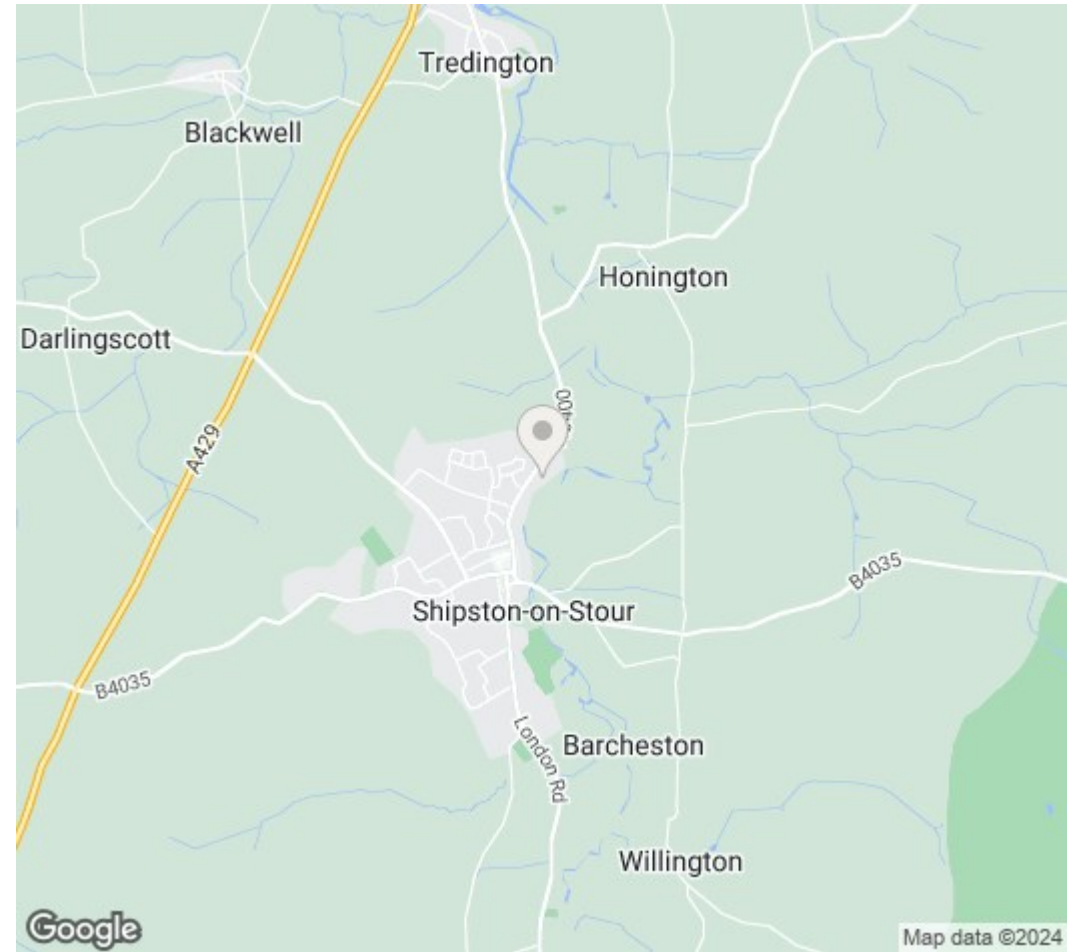
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Approximate Gross Internal Area
Ground Floor = 54.70 sq m / 589 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

Ground Floor





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

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