

Peter Clarke



4 Cherry Orchard, Shipston-On-Stour, Warwickshire, CV36 4QR

- First Floor Apartment
- Two Bedrooms
- Fitted Kitchen
- Sitting Room
- Shower Room
- Town Centre Location
- NO ONWARD CHAIN



£137,500

A two bedroom first floor apartment in the centre of Shipston on Stour with an allocated parking space. This would be ideal for a first time buyer or an investment purchase.

#### ACCOMMODATION

COMMUNAL ENTRANCE with stairs leading to first floor. ENTRANCE HALL having laminate flooring and archway into the SITTING ROOM with storage cupboard and doorway into kitchen, door to inner hallway. KITCHEN Fitted with a range of wall and base units with work surface over, stainless steel one and a half bowl sink and drainer, electric cooker with cooker hood over, washing machine, fridge freezer, cupboard housing central heating boiler, tiling to splash back, double glazed roof light. BEDROOM ONE window to front aspect. BEDROOM TWO with loft access. BATHROOM including a bath with Triton shower over, pedestal wash hand basin, WC, heated towel rail, tiling to splash back and extractor fan. OUTSIDE with allocated parking space

#### GENERAL INFORMATION

TENURE The property is understood to be leasehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. The annual service charge is currently £1,248 per annum

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 B.

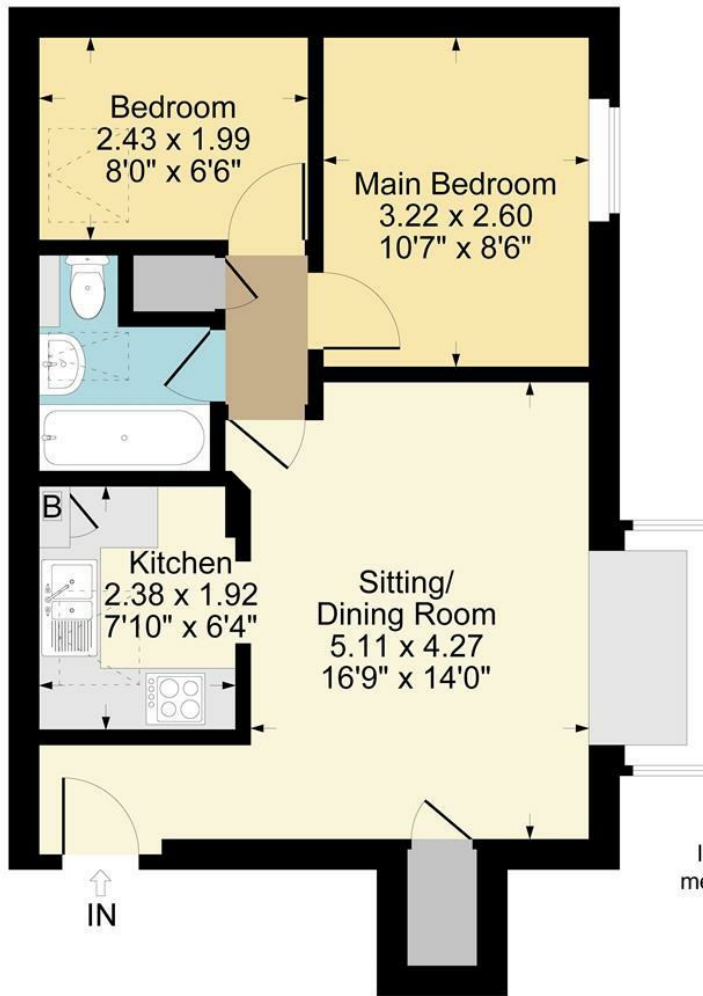
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING D: A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



4 Cherry Orchard, Shipston-on-Stour



Approximate Gross Internal Area  
First Floor = 45.02 sq m / 485 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

First 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.

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serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

