

Peter Clarke

First Floor Apartment



2 The Old Council House West Street, Shipston-on-Stour, Warwickshire, CV36 4GA

- First Floor Apartment in Grade II Listed Stone Building
- Three Double Bedrooms with Built in Wardrobes
- Shower Room & En Suite Bathroom
- Large Dual Aspect Sitting Room with Stone Fireplace
- Kitchen/Dining Room with Hand Painted Storage Units
- NO ONWARD CHAIN



£570,000

A substantial first floor apartment set in the imposing Grade II listed stone fronted former Council Offices in the centre of Shipston on Stour fronting onto New Street and West Street looking down the High Street. It is understood the former Council Offices were converted in the late 1980's. Johnson & Johnson converted this apartment in a sympathetic manner and in keeping with the period of the property featuring high ceilings, stone fireplace and sash windows.

ACCOMMODATION

The entrance hall has a beautiful mosaic tiled floor with a grand staircase leading up to the apartment which has two entrances via the kitchen or into the main hall. The Kitchen/dining room has a range of hand painted pine base, wall and drawer units with work surface over and a central island with additional storage. Integrated appliances include an electric oven with hob and extractor above and a dishwasher. There is a space for an American style fridge/freezer. going through to the sitting room, there is a large picture window which overlooks the High Street. There are storage cupboards and a stone fireplace with gas fire. The main bedroom is dual aspect with built in wardrobes and a recently fitted en-suite bathroom. There are two further bedrooms with built in wardrobes, one of which is currently used as a snug but could have a stud wall erected to make two separate rooms. Finally there is an additional shower room. There is an allocated parking space in the rear courtyard.

GENERAL INFORMATION

TENURE The property is understood to be leasehold with the current owner having a share of the freehold. This should be checked by your solicitor before exchange of contracts.

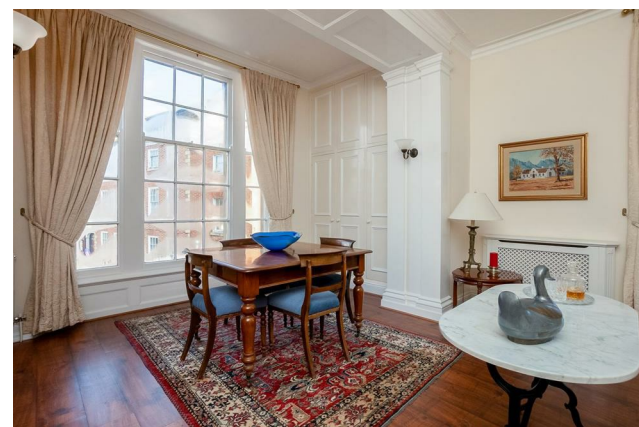
SERVICES We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts. Gas central heating. There is an annual service charge of £1,500.

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 F.

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.



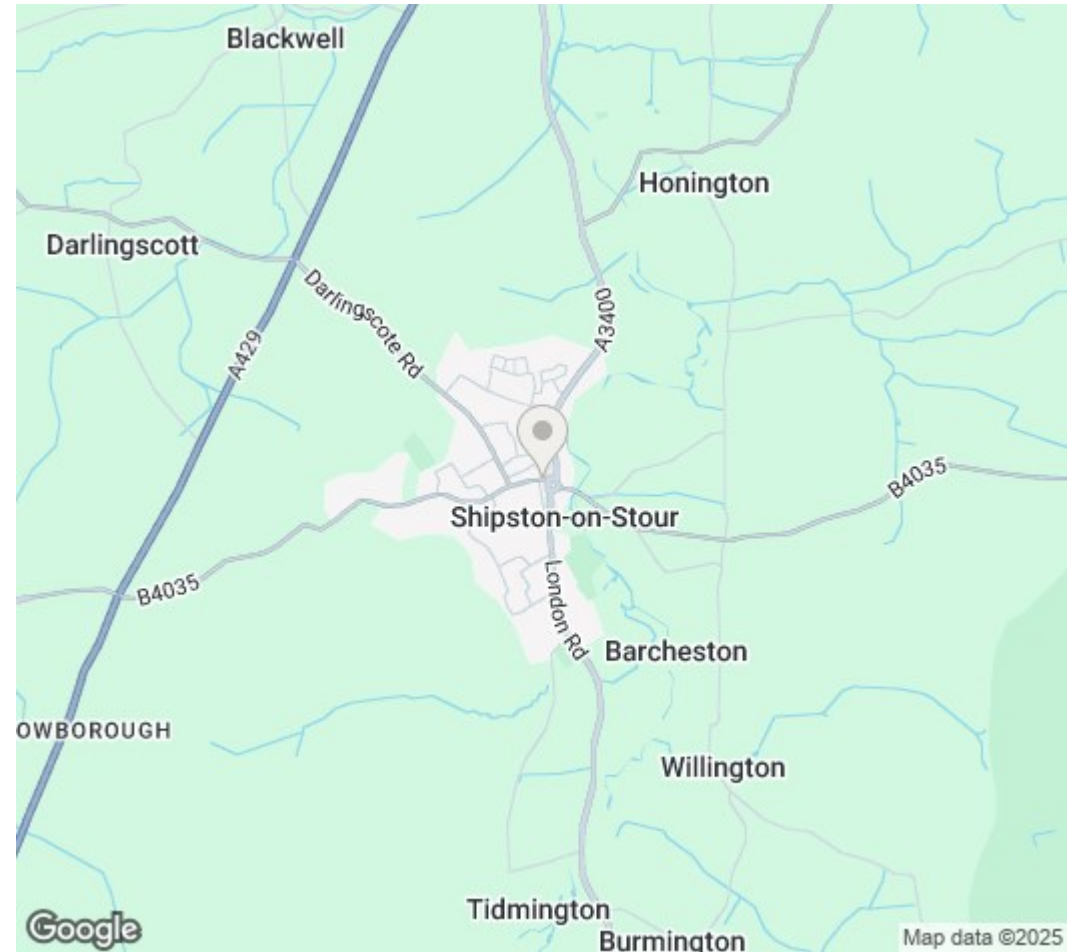
2 The Old Council House, Shipston-on-Stour



Approximate Gross Internal Area
First Floor = 154.56 sq m / 1664 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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB
01608 260026 | shipston@peterclarke.co.uk | www.peterclarke.co.uk

Peter Clarke

