

Peter Clarke



The Nook Granville Court, Shipston-on-Stour, CV36 4PP

- Town centre location
- Rooftop garden with fitted seating
- Great short let potential
- Open plan kitchen/dining and sitting room
- Allocated parking space
- Interior designed with character features
- Spacious bedroom with en-suite
- First floor
- Viewing recommended



£215,000

Welcome to Granville Court, a charming flat nestled in the heart of Shipston-on-Stour. This delightful property boasts a prime town centre location, offering easy access to local shops, cafes, and amenities, making it an ideal choice for those who appreciate the convenience of urban living.

The flat features a well-designed open plan living space, perfect for both relaxation and entertaining. The interior has been thoughtfully designed, creating a stylish and inviting atmosphere that you will surely enjoy. With one spacious bedroom and a modern bathroom, this flat is well-suited for individuals or couples seeking a comfortable home.

One of the standout features of this property is the lovely rooftop garden, providing a serene outdoor space where you can unwind and take in the views of the surrounding area. Additionally, the flat comes with allocated parking, a valuable asset in a town centre location.

This property also presents great potential for short or long term lets, making it an attractive investment opportunity for those looking to enter the rental market. Whether you are a first-time buyer, a professional seeking a convenient base, or an investor looking for a promising property, Granville Court offers a unique blend of comfort, style, and potential. Don't miss the chance to make this delightful flat your new home.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold although we have not seen evidence. 125 years from 2017. Service charge and ground rent approx. £650 per annum. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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.

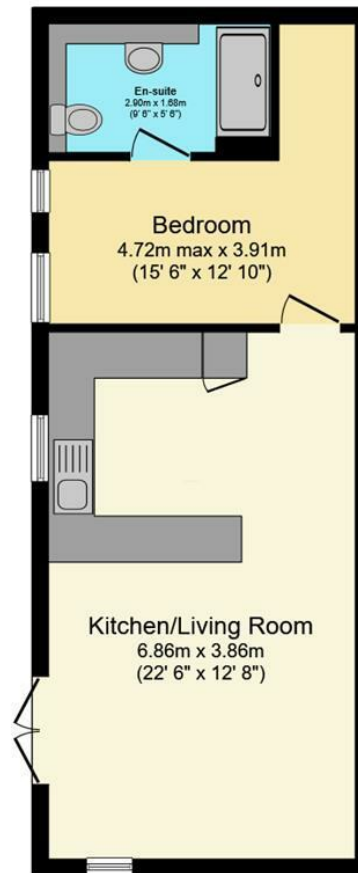
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band A.

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 agent.



The Nook, Granville Court, Shipston-on-Stour



Floor Plan

Floor area 43.5 sq.m. (468 sq.ft.)

Total floor area: 43.5 sq.m. (468 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Multi-award winning offices
serving South Warwickshire & North Cotswolds

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