



Connells

Chatham Road
Meon Vale Stratford-Upon-Avon

Chatham Road Meon Vale Stratford-Upon-Avon CV37 8WG

for sale offers over
£150,000



Property Description

A well-presented purpose built first floor apartment in the popular Meon Vale Development approximately 6 miles from Stratford upon Avon. The property is light and airy with double glazed windows and gas central heating as well as an allocated parking space. The property is not far from the amenities that Meon Vale has to offer.

Location

Meon Vale is a modern development approximately six miles from Stratford upon Avon and is a very popular, vibrant mixed use village within its own right. There is a range of modern housing interspersed with open land and children's play areas and the site offers a shop, indoor sports hall and an all weather sports pitch. The closest established village is Long Marston. Here you will find a shop/Post Office, well regarded Inn and a Church. Welford on Avon Junior School is approx 2 miles (currently with bus service), we have been advised by the vendor there are currently bus services to Alcester, Stratford and Chipping Campden Schools. For the more active, the delightful Green Way cycle path is 5.8 mile ride into Stratford upon Avon.

Front Of Property

Accessed through communal entrances situated at both the front and rear of the apartment building.

Entrance Hall

With access to the main rooms and two useful storage cupboards.

Living Room

17' 5" x 12' 10" (5.31m x 3.91m)

With two windows to the front aspect and a window to the side. Wall mounted radiator and laminate flooring.

Kitchen

9' 1" x 8' (2.77m x 2.44m)

With a range of wall mounted and base kitchen units, worktop over with inset 1.5 bowl stainless steel sink unit. Space for fridge freezer and space for washing machine. Oven with electric hob. Laminate flooring is fitted. Window to the rear aspect.

Bedroom One

10' 1" x 10' 1" (3.07m x 3.07m)

With window to the front aspect and a wall mounted radiator

Bedroom Two

10' 8" x 8' 10" (3.25m x 2.69m)

With window to the rear aspect and a wall mounted radiator.

Bathroom

With obscure window to the rear aspect. The white bathroom suite comprises low level toilet, pedestal wash basin with mixer tap and panelled bath with shower over. Wall

mounted radiator. Laminate flooring is fitted

Parking

With one allocated parking space to the rear of the apartment building.

Tenure

We have been advised that the property is leasehold with approximately 122 years remaining on the lease. We have not seen evidence of this and the information should be checked with a solicitor prior to exchange of contracts.

Service Charges

We have been advised that the current owner pays a ground rent of £180 per annum and a service charge of £2400 per annum. There is a charge of £175 per annum that goes towards maintenance of the communal areas on the development. We have not seen evidence of this and the information should be confirmed with a solicitor before exchange of contracts.

Viewings

Strictly by prior appointment only through the selling agent. Contact Connells on 01789 266204.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01789 266204
E stratforduponavon@connells.co.uk

11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1450.00

Ground Rent:
 110.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR107378

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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