



Connells

Hamlet Way
Stratford-Upon-Avon



Property Description

Offered for sale with a long leasehold, the property is both modern and stylish and comes with the added benefit of no upward sale chain. Ideal for a first-time buyer or someone looking to downsize.

The accommodation briefly comprises; entrance hall, lounge/dining room, kitchen, master bedroom, further second double bedroom and bathroom. Communal gardens and allocated parking for one car.

Entrance Hall

The property is accessed via a communal hall via stairs and a lift. Security intercom system.

Lounge/Dining Room

A well-proportioned room with dual aspect windows to the front and rear.

Kitchen

A range of matching wall and base units including wooden work surfaces incorporating a stainless-steel sink and drainer unit. Integrated is a four-ring electric hob and oven. Space for a washing machine and fridge freezer.

Master Bedroom

A double bedroom with fitted wardrobes, double glazed French doors to the front elevation, electric heater.

Bedroom 2

The second double bedroom has a glazed window to the front elevation and electric heater.

Bathroom

Comprising of a white suite including a low-level w.c, wash hand basin, handheld shower over bath, heated towel rail. Tiling to the wall and vinyl to the floor. Double glazed obscure window to the rear elevation.

Outside Of Property

Landscaped gardens with planted borders and seating areas. Ideal for catching the sun and meeting friends. Allocated parking for one car.

Tenure

We understand the property to be Leasehold with 146 years remaining. We are further informed there is a maintenance charge of £1700 per annum and ground rent of £250 payable every 6 months. This should be verified by a solicitor before exchange of contracts.

Location

Situated in a convenient residential location with access to local amenities such as shops, bars, restaurants and parks, it has good transport links locally with access to Stratford-upon-Avon Town Centre and the M40, it is also in close proximity to Stratford-upon-Avon Train Station.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

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11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/STR107834

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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