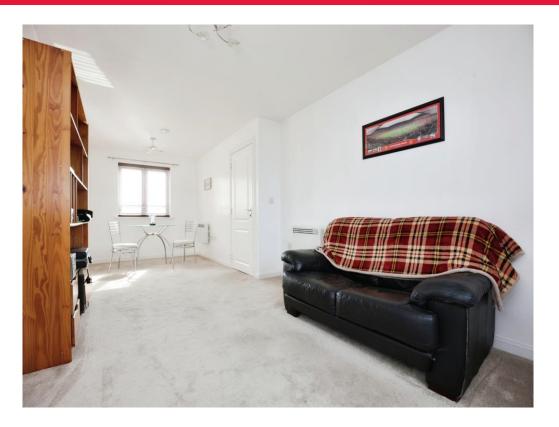


Hamlet Way Stratford-Upon-Avon

# Connells







## **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, hand held 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  $\pounds 1700$  per annum and ground rent of  $\pounds 250$  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 Stratfordupon-Avon Town Centre and the M40, it is also in close proximity to Stratford-upon-Avon Train Station.











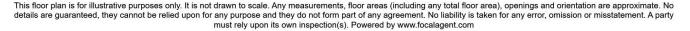






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11B Meer Street STRATFORD UPON AVON CV37 6QB

EPC Rating: C Council Tax Band: C Service Charge: 1700.00 Ground Rent: 250.00

Tenure: Leasehold





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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