



Connells

Mansell Street
Stratford-upon-Avon



Property Description

Exceptional Investment Opportunity of three self-contained flats on a single title. Unlock the potential of this rare and lucrative investment, offering three fully self-contained flats all on one freehold title. Located in a high demand town centre location of Stratford Upon Avon, walking distance to restaurants, bars, shops & amenities.

Whether you're looking to generate immediate rental income or expand your property portfolio, this listing offers the perfect blend of flexibility, yield potential, and long-term capital growth.

This is an exceptional chance to secure a high-performing asset with multiple income streams. Whether you're an experienced investor or entering the market for the first time, opportunities like this don't come around often - book your viewing today!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee

is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Flat One

Lounge/ Kitchen

17' 1" x 12' 1" (5.21m x 3.68m)

Lounge: Door leading from the back of the building. Laminate flooring. Electric heating.

Kitchen: Laminate flooring. Induction hob. Laminate surfaces. Space for fridge freezer, washing machine, electric oven. Extractor fan.

Stainless steel sink and drainer. Part-tiled walls.

Bedroom

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

Window to front elevation. Laminate flooring. electric storage heater.

En-Suite

Low level W/C. Wash hand basin. Shower. Tiled walls. Shaver's socket. Chrome heated towel rail.

Flat Two

Lounge/Kitchen

12' 2" x 11' 2" (3.71m x 3.40m)

Juliet balcony to rear elevation. Laminate flooring.

Kitchen: Stainless steel sink and drainer. Electric oven and induction hob. Space for washing machine and dishwasher.

Bedroom

9' 2" x 8' 1" (2.79m x 2.46m)

Laminate flooring, Single glazed window to front elevation.

En-Suite

Low level W/C. Wash hand basin. Double glazed window. Shower. Chrome heated towel rail. Tiled walls.

Flat Three

Lounge/Kitchen/Bedroom

15' 1" x 8' 1" (4.60m x 2.46m)

Studio apartment with the kitchen comprising space for a washing machine. Electric oven. Induction hob. Fridge freezer. Laminate flooring. Stainless steel sink and drainer unit. Double glazed window.

En-Suite

Low level W/C. Wash hand basin. Chrome heated towel rail. Tiled walls. Laminate flooring. Shower cubicle.

Cellar

Door leading to the cellar from the side of the property.

Parking

On street permit parking to the front of the property.

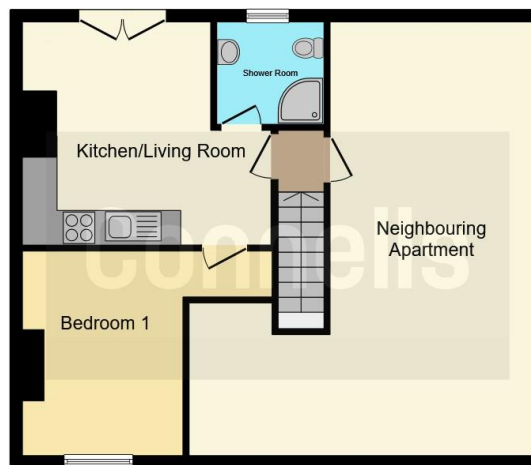








Lower Ground Floor



Ground Floor



Outbuilding

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 Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/STR107732



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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