



Connells

Addison Drive
STRATFORD-UPON-AVON

Addison Drive STRATFORD-UPON-AVON CV37 7PL

for sale offers over
£150,000



Property Description

A well-presented one-bedroom ground floor flat ideally located near Stratford upon Avon town centre.

This property offers comfortable and convenient living and is sold with no onward chain.

This is an ideal purchase for first time buyers, investors, or those looking to downsize.

Entrance Porch

Located on the ground floor.

Entrance Hall

Storage. Wall mounted radiator. Door leading through to all rooms.

Lounge

Wall mounted radiator. Double-glazed window.

Kitchen

19' 1" x 11' 1" (5.82m x 3.38m)

Laminated surfaces. Stainless steel sink and drainer. Space for washing machine and fridge/freezer. Electric oven and gas hob with built-in extractor fan. Boiler. Part-tiled walls.

Bedroom One

12' 1" x 9' 1" (3.68m x 2.77m)

Double-glazed window. Wall mounted radiator.

Bathroom

Low level W/C. Bath with shower over. Laminated flooring. Wall mounted radiator. Wash hand basin. Part-tiled walls.

Parking

One space allocated. Visitor parking.









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

Service Charge:
 1200.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108315

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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.

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