



Peter Clarke

5 Weighbridge Court, Chipping Campden, Gloucestershire, GL55 6JH

- Duplex Apartment
- Town Location
- Three Bedrooms
- Immaculately Presented
- Communal Parking
- Attractive Building Setting



ACCOMODATION

5, Weighbridge Court occupies an enviable position within striking distance of the High Street. Split over three floors you have an entrance lobby on the 'ground' floor with storage. Rising to the first floor is a kitchen with wall and base units, quartz worktop inset with sink with drainer, a four ring gas hob with electric oven and space for fridge freezer, there is also room for a breakfast table and chairs. The sitting room is of good proportions with dual aspect creating a light and bright room, a fireplace is the focal point inset with electric fire. Further on this floor are two double bedrooms and a bathroom, a white suite with bath and shower above. A further double bedroom, a bathroom and an ancillary/versatile room occupy the second floor, with eaved ceilings they offer a feeling of space.

Externally there is a communal area along with communal parking for two vehicles.

LOCATION

Chipping Campden boasts one of the most beautiful and historic high streets in the North Cotswolds with its traditional Cotswold architecture and good range of shops catering for most everyday needs. There is a library, excellent primary and secondary schools, doctor's surgery and Leisure Centre. Nearby towns of Stratford-upon-Avon (12 miles) and Cheltenham (18 miles) provide larger shopping and cultural amenities. There is a main line station to London (Paddington) from Moreton-in-Marsh (7 miles). M40 and M5 access are approximately 30 minutes drive.

COUNCIL TAX

Council Tax is levied by the Local Authority and is understood to lie in Band D.

CURRENT ENERGY PERFORMANCE CERTIFICATE

Rating C. A full copy of the EPC is available at the office if required.

RIGHTS OF WAY

The property is sold subject to and with the benefits of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

SERVICES

We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property along with fibre broadband, although this should be checked by your solicitor.

TENURE

The property is understood to be leasehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

LEASE INFORMATION

The property is held on a 999 year lease from 29th September 1986 with the owners of each of the five apartments having a share in the Management Company, Edenbury Court Residents Association Limited who owns the freehold interest. A service charge is levied for the maintenance and upkeep of the communal areas and ground and currently amounts to £100 per month with a Ground Rent of £25 per annum. This information should be checked by your solicitor before exchange of contracts.

VIEWING

By Prior Appointment with the Selling Agents

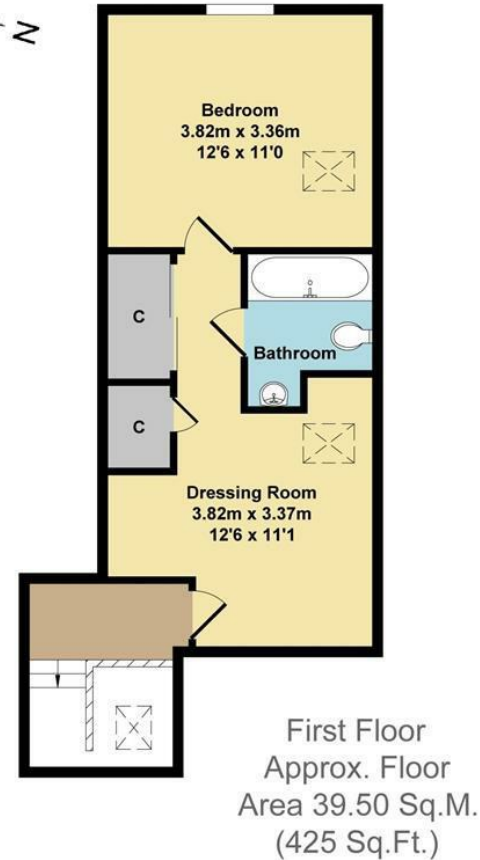
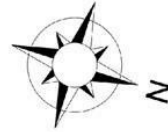
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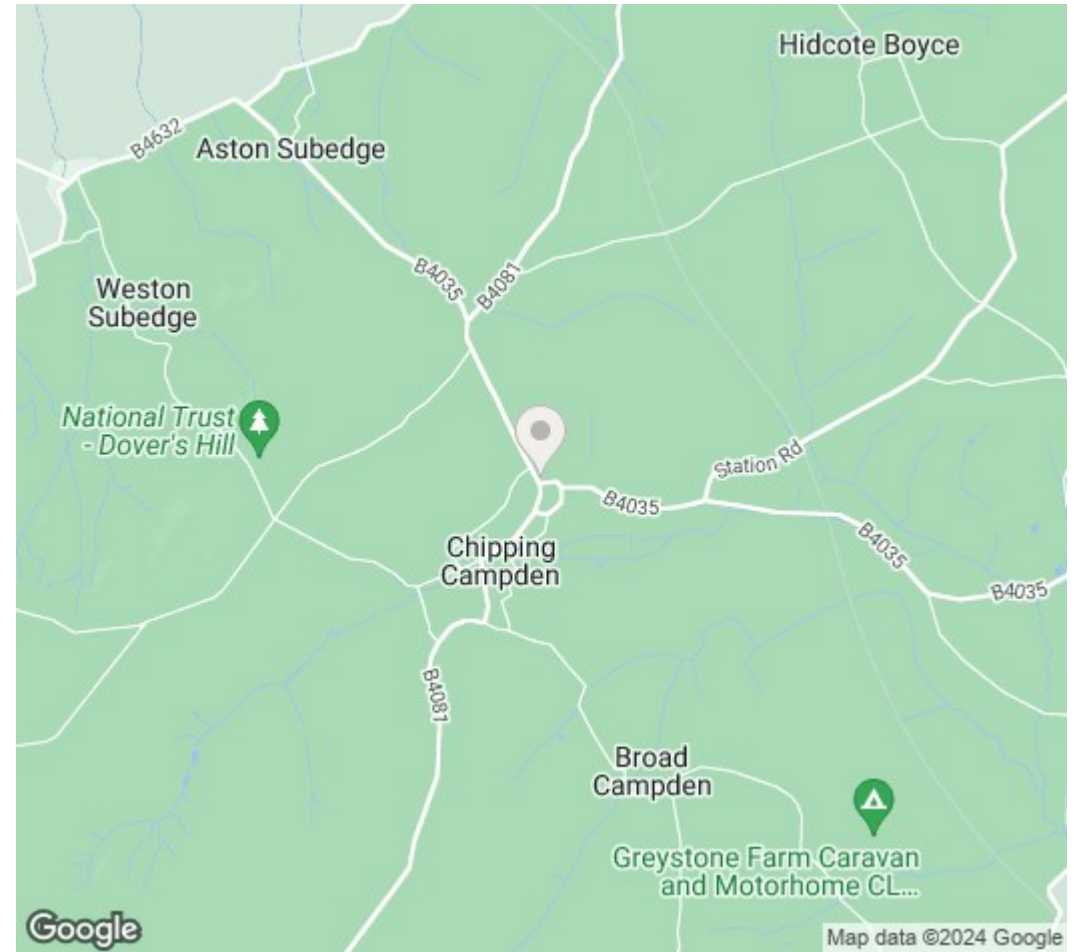
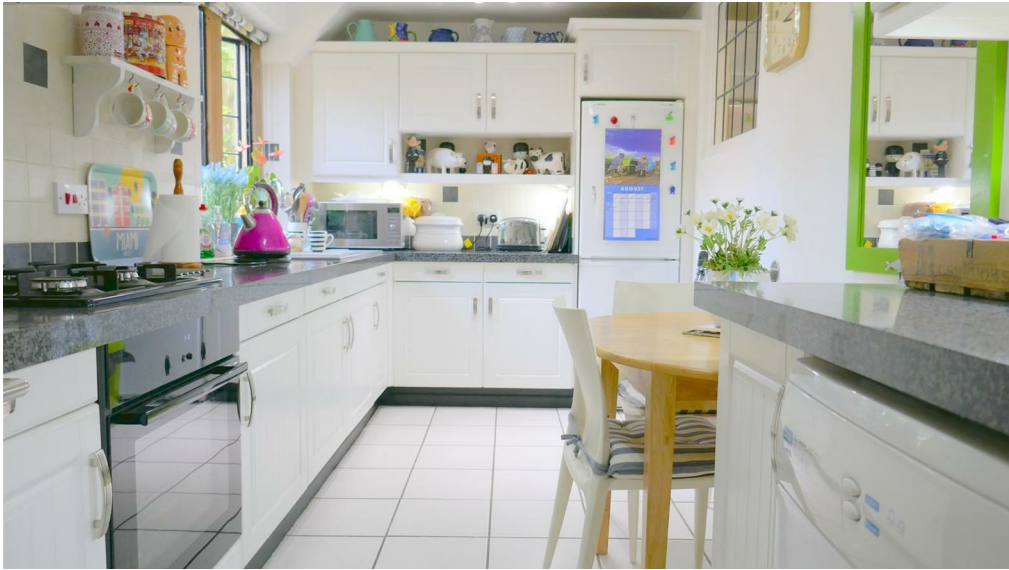


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Total Approx. Floor Area 104.80 Sq.M. (1128 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

Six multi-award winning offices
serving South Warwickshire & North Cotswolds

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