



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

- Two bedroom ground floor apartment
- Kitchen/breakfast room
- Sitting room
- Master bedroom with ensuite
- Bedroom two
- Family bathroom
- Allocated parking space



£295,000

Two bedroom ground floor apartment with parking. Located a short walk from the High Street, with dual aspect sitting room, kitchen/breakfast room, two bedrooms, bathroom and ensuite. No onward chain.

CHIPPING CAMPDEN

A historic market town, known for its beautiful high street and traditional Cotswold architecture, Chipping Campden is a fantastic place to call home. There is a good range of shops, 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 mainline station to London (Paddington) from Moreton-in-Marsh (7 miles). M40 and M5 access are approximately 30 minutes drive.

ACCOMMODATION

Located on the ground floor of a block of five apartments, there is a courtyard area immediately outside the property which the previous owner has an array of pots and shrubs.

Inside the Hallway has doors off to principal rooms. The kitchen/breakfast room has fitted kitchen and some integrated appliances. Bathroom with coloured suite. Dual aspect sitting room with inglenook fireplace. Master bedroom with ensuite and second bedroom with fitted wardrobes.

The is one under cover allocated parking space as well as two communal spaces.

GENERAL INFORMATION

TENURE: The property is held on a 999 year lease from 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.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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

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

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

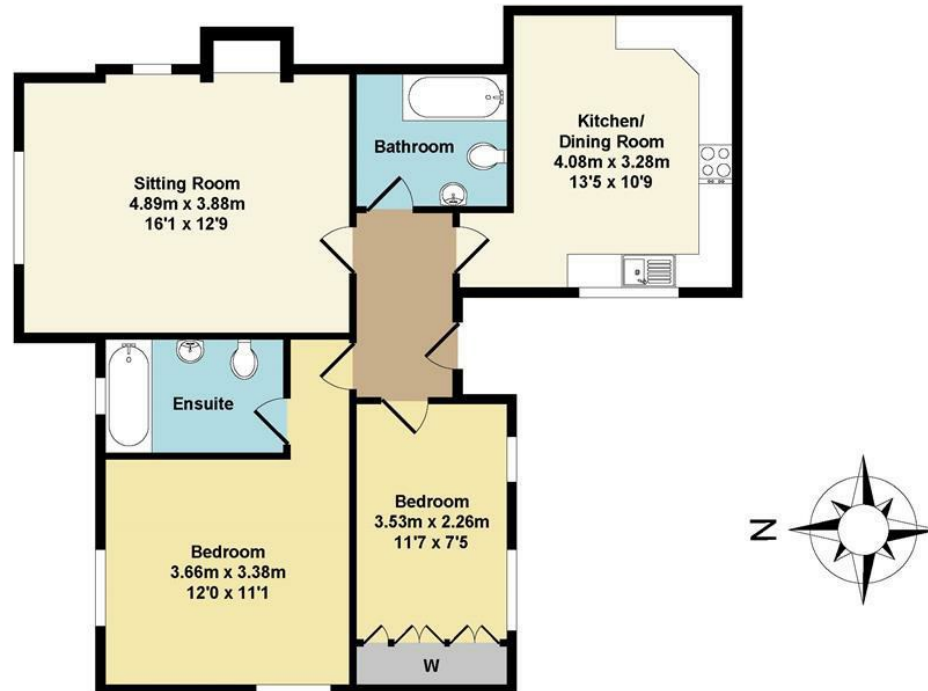
VIEWING: By Prior Appointment with the selling agent.



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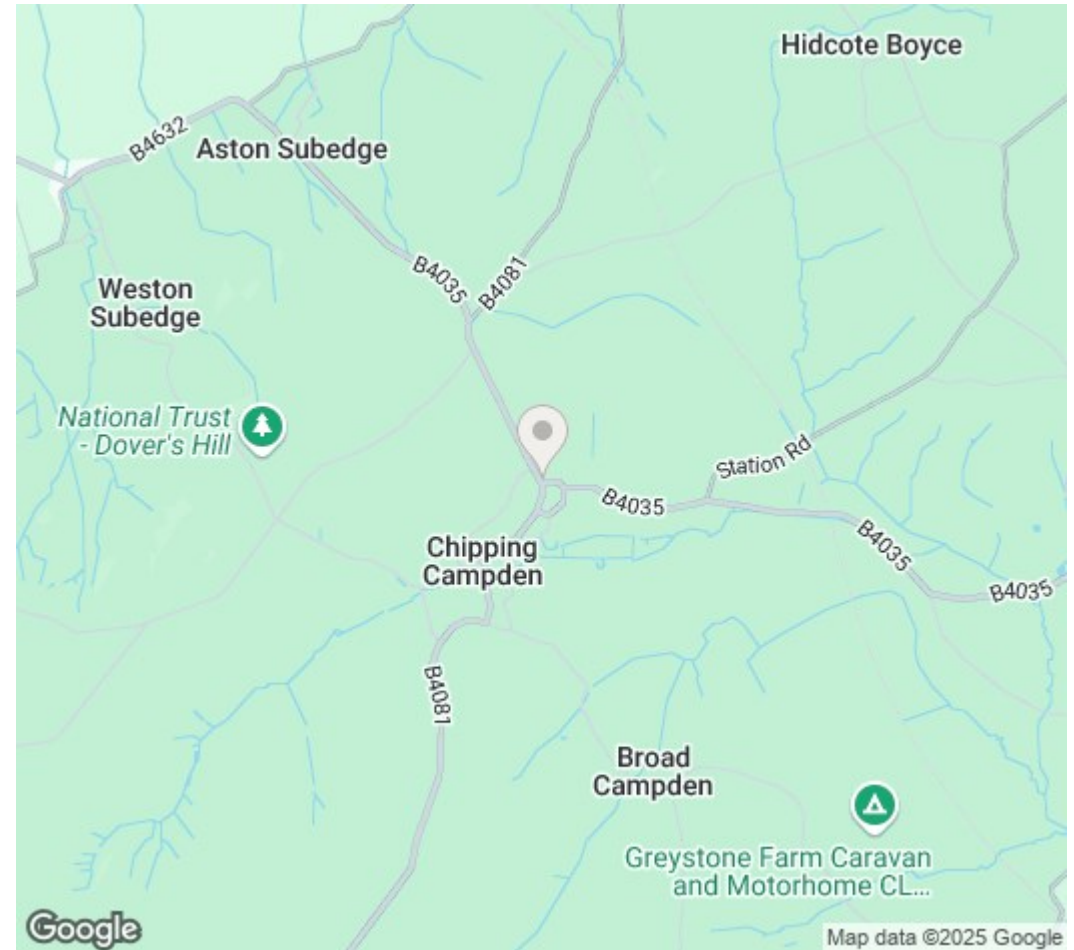
Total Approx. Floor Area 72.0 Sq.M. (775 Sq.Ft.)

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.



Ground Floor
Approx. Floor
Area 72.0 Sq.M.
(775 Sq.Ft.)





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