

Peter Clarke



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



- Ground floor apartment
- Two bedrooms
- Modern fitted kitchen
- Luxury bathroom
- Triple aspect sitting room with wood burner
- Allocated parking space
- Share of freehold
- No onward chain



£350,000

An Immaculately presented two-bedroom ground floor apartment. 2 bedrooms, luxury bathroom, fitted kitchen, triple aspect sitting room with wood burner and an allocated parking space. 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

The front door opens into the hallway with doors off to the principle rooms, two good size double bedrooms modern kitchen with appliances luxury bathroom and a large spacious sitting room with wood burning stove and triple aspect providing plenty of natural light. Outside is a communal courtyard and allocated space within the carport on the development.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold for a term of 999 years from 29 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.

**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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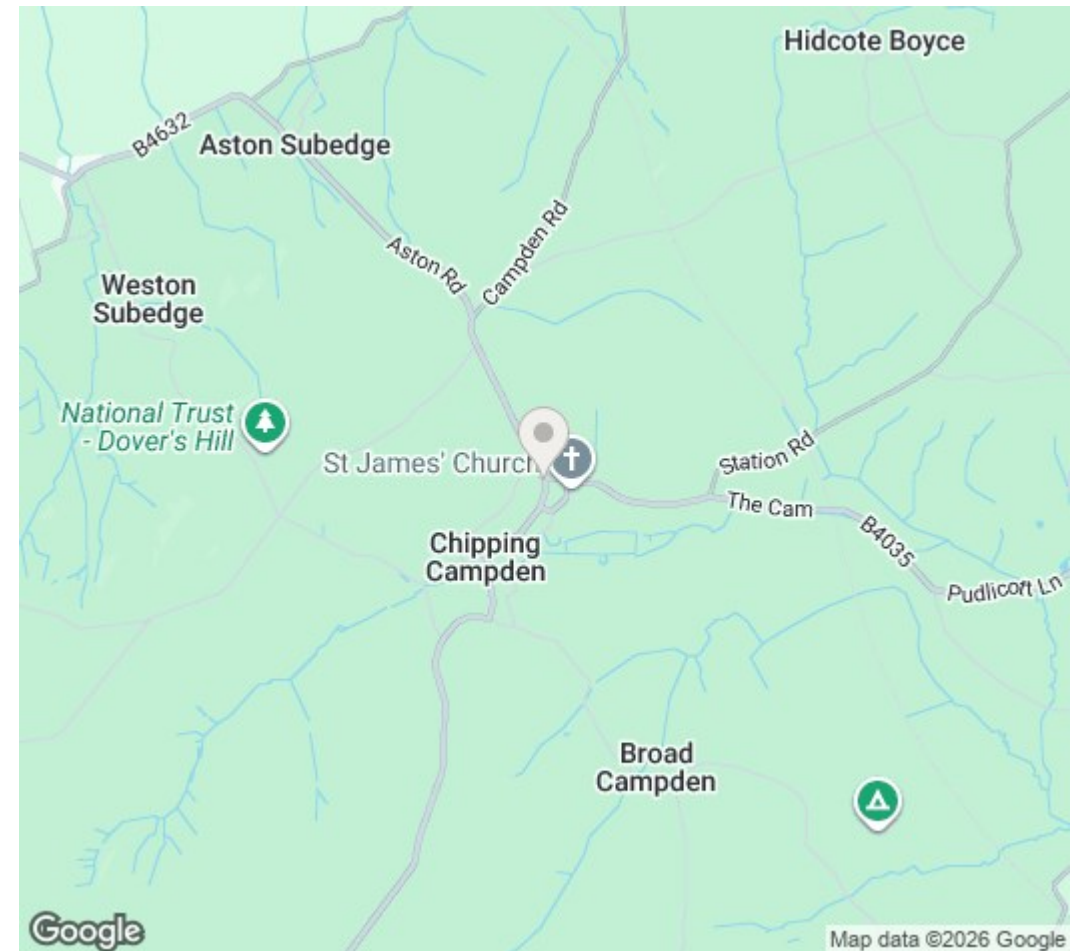


## Floor Plan

Floor area 77.2 m<sup>2</sup> (831 sq.ft.)

**TOTAL: 77.2 m<sup>2</sup> (831 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)



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serving South Warwickshire & North Cotswolds

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