



St Peters Court, Mill Crescent, Kineton, CV35 0LJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A beautifully renovated ground floor apartment with the benefit of an off road parking space to the rear of the property.

This fabulous apartment is ready for the new owners to just move in!

Located a short distance from the centre of the village the current owners have completely modernised and redecorated this beautiful apartment throughout. The property now includes a newly fitted bathroom with mirrored cabinet and a fully fitted Wren kitchen, new flooring, new doors, new electric storage heaters, consumer unit and completely rewired. The lease has also been extended and will expire in 2192.

Outside there are communal gardens to the front of the property and a private garden to the rear and allocated parking just behind.

The accommodation comprises in brief: Hallway, Living Room, sizeable under-stairs storage cupboard, kitchen, bedroom and bathroom.

Kineton is a well-regarded village situated below the Edgehill escarpment and the site of the Civil War battle in 1642. The amenities include: a High School and Primary School, a Playgroup, three Churches, two Doctors' Surgeries, two Hairdressers as well as an Optician, Vets, Butcher, Florist with Garage Themed Cafe, Post Office, small Supermarket, Home Furnishing Shop. There is a Public House, an Artisan Baker, Sports & Social Club and a Village Hall. Award winning Fish and Chip Shop. Indian Brasserie and Chinese Take Away. There is a friendly community spirit within the village with a varied calendar of social events taking place.





Key Features

- Newly modernised and refurbished to include new doors and flooring throughout
- Ground Floor one bedroom apartment in village location
- Leasehold - Expiry date of lease 1.4.2192
- Living Room with new flooring
- Fully Fitted Wren Kitchen with integrated washing machine
- Double Bedroom with bay window to the rear
- Newly refurbished bathroom
- Communal gardens to front with additional private rear garden
- One allocated off road parking space
- EPC Rating - C

Price Guide
£140,000

Hallway

Living Room

12'3" x 11'1"

Bathroom

Kitchen

9'11" x 8'3"

Bedroom

13'7" x 9'8"

General Information

Services

Mains water, drainage and electricity are connected to the property. Night Storage Heaters are installed in the property. Interested parties are advised to make their own enquiries and investigations before finalising their offer to purchase

Tenure

We understand the property is Leasehold

Expiry date of the Lease 01.04.2192

Ground rent £128.10 payable quarterly

No maintenance charge

Service/Maintenance charge will be reviewed annually

Managing Agents - Orbit

Fixtures and Fittings

All items mentioned in these particulars are included in the sale price, all others are expressly excluded.

The washing machine, curtains and their fixtures will be included in the sale.

Council Tax

We understand that the property has been placed in band A with Stratford upon Avon District Council.

Viewings

Viewings strictly by appointment with the Agents.



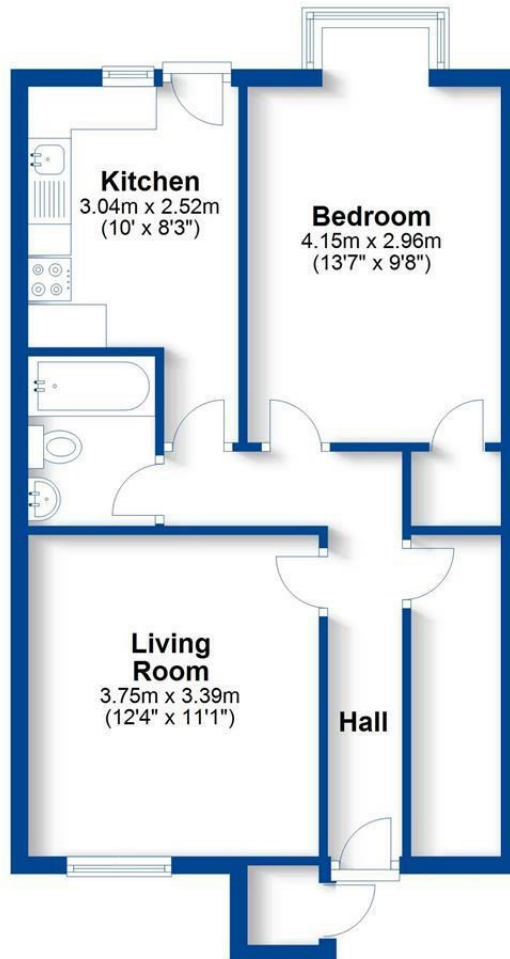




Floorplan

Ground Floor

Approx. 51.0 sq. metres (548.9 sq. feet)



Total area: approx. 51.0 sq. metres (548.9 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact
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EPC Rating - C

Tenure - Freehold

Council Tax Band - A

Local Authority
Stratford District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
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BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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