



GILES GUEST

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College Lane, Stratford-upon-avon, CV37 6DD

Offers Over £155,000

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This is a well presented and well-proportioned ground floor apartment set in a popular spot in Stratford upon Avon. Located in the desirable Old Town the property is conveniently positioned being within walking distance to the town centre, local amenities, restaurants and theatre. This will make an ideal investment as there is a tenant in situ, alternatively the property can be sold with vacant possession making it an attractive first time buy. The property comprises, an entrance hall, living room, modern fitted kitchen breakfast room, double bedroom, bathroom, communal courtyard with outside space for table and chairs and an allocated parking space.

Tenure: The property is understood to be leasehold with a term of 125 years from September 1988 giving 90 years remaining. There is a current service charge of circa £1,400 pa (quarterly payments of £350) and ground rent of: £250 pa. There is also currently a sinking fund. We have not seen evidence and this should be checked by your solicitor before exchange of contracts.

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

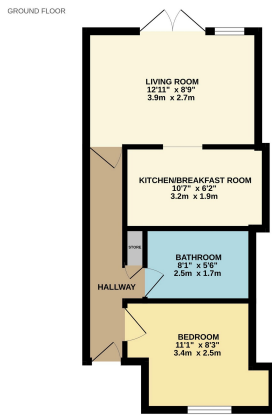
Council Tax: Council Tax is levied by the Local Authority and is understood to lie in Band B.

Current EPC Rating: D. A full copy of the EPC is available at the office if require

Subjective comments in these details imply the opinion of the agent at the time these details were created. The opinions of purchasers may differ.

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. All room measurements in these sales particulars are approximate and should not be assumed correct. Floor plans are for identification purposes only and not to scale





These energy ratings have been calculated in accordance with the Energy Performance of Buildings (England and Wales) Regulations 2012. The energy rating and associated colour have been based on a standard set of assumptions. The energy rating and associated colour have been based on a standard set of assumptions. The energy rating and associated colour have been based on a standard set of assumptions.

- Ground floor flat
- Allocated parking
- Breakfast kitchen
- Recently refurbished
- One double bedroom
- Situated in Old Town
- Ideal rental or first time buy
- No forward chain
- Ref code: GG0894

