

18 Horsefair

Campden Road, Shipston-On-Stour, Warwickshire, CV36 4PD



PRICE: £249,000

Lease: 999 years from 1988

Property Description:

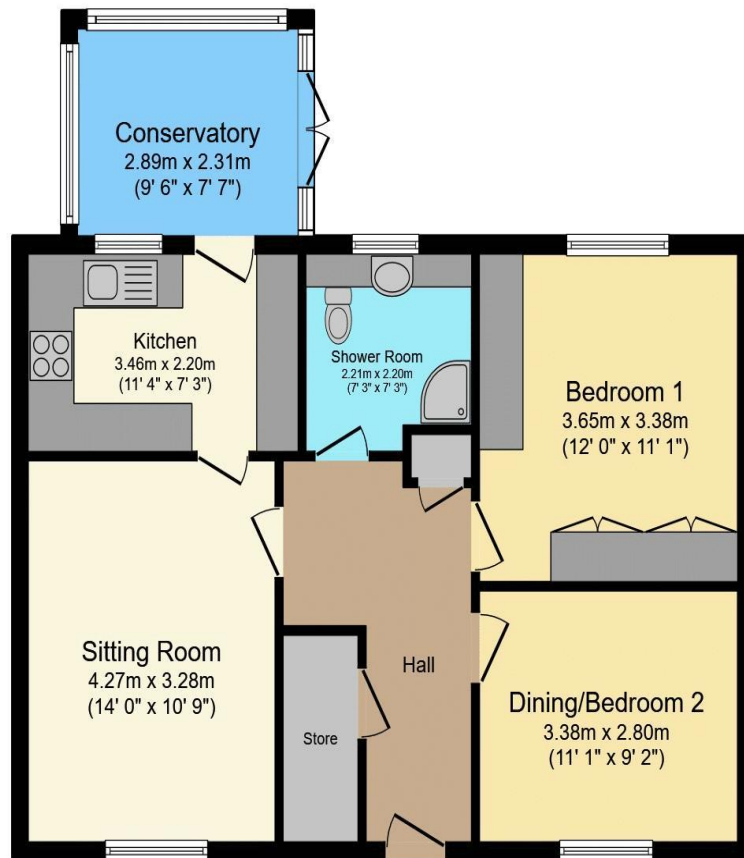
A TWO BEDROOM TERRACE BUNGALOW IN EXCELLENT CONDITION WITH CONSERVATORY AND OWN PRIVATE GARDEN SITUATED WITHIN THIS POPULAR RETIREMENT DEVELOPMENT Horsefair is a purpose built retirement development set in the ancient market town of Shipston on Stour, offering 11 two bedroom bungalows and 7 two bedroom cottages, for people over the age of 60. Each property has a designated garage. The properties are situated in Shipston on Stour and benefit from transport links to Stratford upon Avon, Banbury and Chipping Norton. The local shops are within 10 minutes walking distance and include supermarkets, a post office, library, bakery, hairdressers and cafes. There is a doctors' surgery in Shipston on Stour. Other local amenities include swimming pool and gymnasium, active organisations. The development is also close to the Cotswolds. In addition to each individual private property, all Anchor estates offer some shared facilities, available for the use and enjoyment of all the residents, and managed and maintained by Anchor. At Horsefair there are well maintained landscaped gardens and 12 parking spaces The Anchor estate manager is on-site weekly to offer help, advice and co-ordinate any services provided. It is a condition of purchase that residents be over the age of 60 years, Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Conveniently located close to the Town Centre
Private Garages and Resident's Car Park
Landscaped Gardens with Patio and

Sensory Area
24 hour Anchor on Call System
Lease 999 years from 1988
Over 60's Age Exclusive

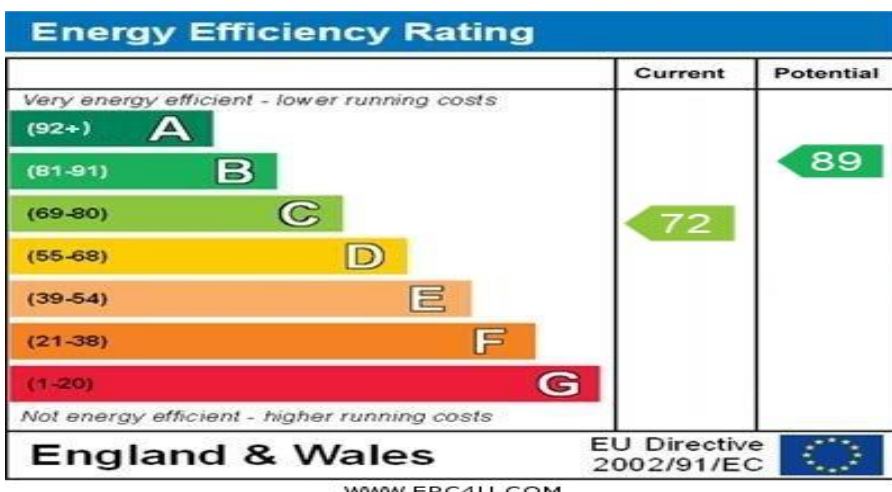


**For more details or to make an appointment to view, please contact
Charlotte Harvey MNAEA**



Total floor area 68.1 sq.m. (733 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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For Financial Year Ending:

TBC

Annual Ground Rent:

£0

Ground Rent Period Review:

N/A

Annual Service Charge:

£3,348.48

Council Tax Band:

C

Event Fees:

TBC Transfer

TBC Contingency

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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.