



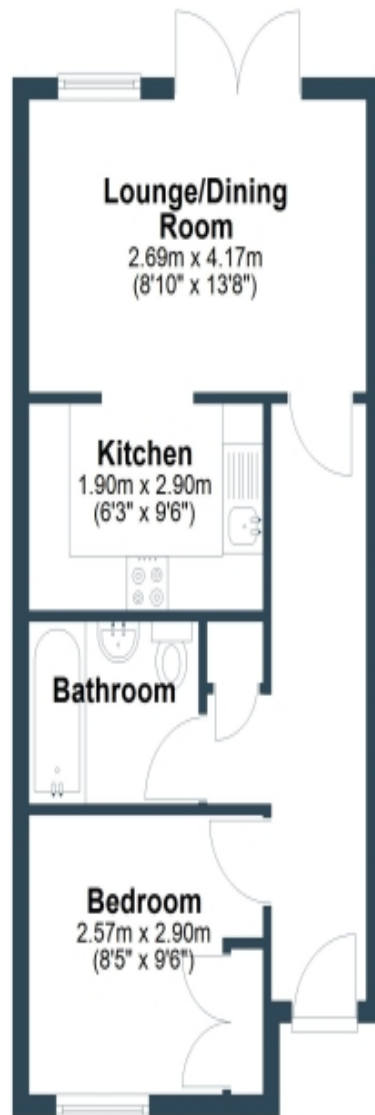
College Lane, , Stratford-upon-Avon, CV37 6DD

Guide Price £145,000



Ground Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 37.0 sq. metres (398.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Positioned in the fashionable Old Town, a short stroll to the town centre, is this one-bedroom ground-floor maisonette, boasting its own private entrance and secure parking located at the rear of the property. In our opinion, this is an ideal first-time or investment property.

Compact and perfectly presented with an enviable position close to the hustle and bustle of the town centre and all the lovely restaurants and bars the town has to offer.

Access is via a private entrance, with no communal entrance to be concerned with. The double bedroom is positioned at the front with the bathroom adjacent. At the rear of the property is the sitting through dining room, offering space for relaxing and dining. Offering French doors to the allocated parking and an area for a table and chairs. The kitchen is open plan off the reception room with space for appliances. The property has GCH throughout.

We recommend viewing to appreciate this ideal first-time or buy-to-let purchase.

We understand the property to be leasehold with 89 years remaining. There is a current service charge of £1400 per annum and a ground rent of £250. This must be verified by a solicitor.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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Tel: 01789 590 988

Mob: 07947112186

West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF

www.emmafranklinstateagents.co.uk