



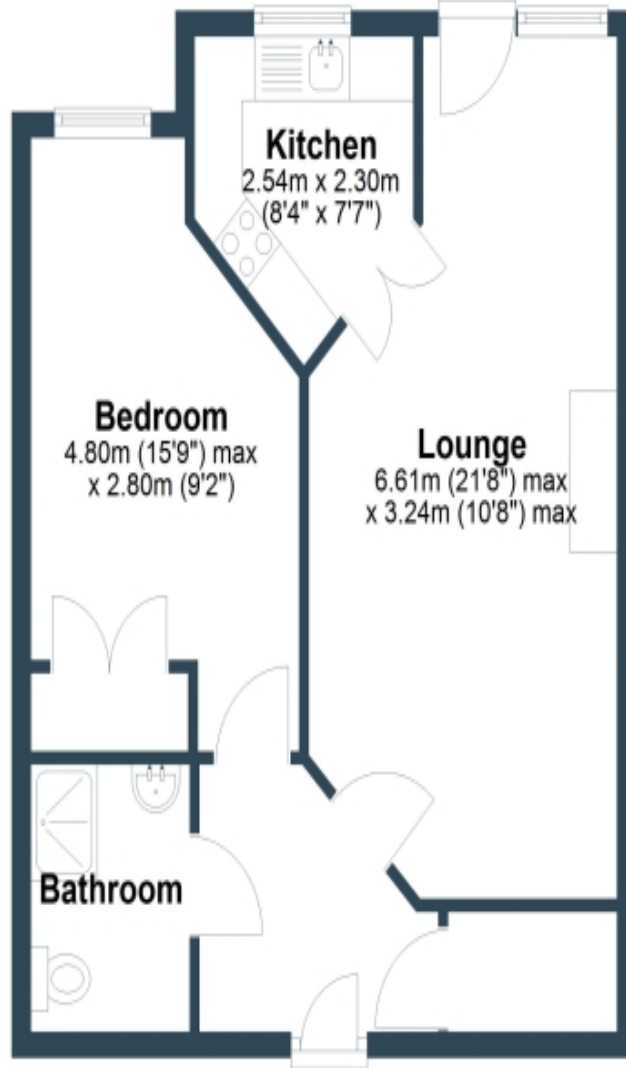
**Swan Court Banbury Road, , Stratford-upon-Avon, CV37
7HG**

Guide Price £100,000



Ground Floor

Approx. 46.5 sq. metres (500.6 sq. feet)



Total area: approx. 46.5 sq. metres (500.6 sq. feet)

A one-bedroom ground-floor retirement apartment with French doors leading to an outside space overlooking the Shipston Road. Offered exclusively for the over-55s with 24/7 emergency call system. Swan Court is positioned South of the River Avon, a stroll to the town centre with a bus stop outside. Adding to the convenience of the property is the guest suite and communal laundry if required.

The apartment is presented to a high standard throughout, and is sold with no onward chain. A McCarthy & Stone development comprising 46 properties arranged over three floors, each served by a lift. The house manager can be contacted in an emergency from various points and the pull cords.

The accommodation allows an entrance hall, sitting through dining room with French doors to the patio and communal gardens, kitchen with fitted appliances, master bedroom with built-in wardrobes and a recently fitted modern shower room.

Outside are beautiful communal lawned gardens with plenty of places to sit and enjoy a coffee, and to the front is ample residents' parking.

We understand the property to be leasehold with a 125-year lease commencing in 1996. We are informed there is a service charge of £3624 per annum and a ground rent of £520.

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.

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