

# Parker Mercer Durnian

## Warwickshire

[www.parkermercerdurnian.co.uk](http://www.parkermercerdurnian.co.uk)



45 Huxley Court

Stratford Upon Avon

CV37 0BG

Price Guide £152,500

01926 499428



## Location

The town of Stratford Upon Avon is famous for being the birth place of William Shakespeare and home to the renowned Royal Shakespeare theatre. This prosperous and vibrant riverside town attracts almost four million visitors a year who come to enjoy its rich variety of culture, retail, restaurants and buildings of historic interest.

The town is well served by motorway and rail connections with frequent and regular train services to Birmingham and London

**A spacious first floor one bedroom apartment situated within close proximity of Stratford town centre**

**The property is well presented and is offered with 'No Forward Chain'**

**The double glazed and gas centrally heated accommodation offers a Communal Reception Hall, Entrance Hall, Lounge/Dining Room, fitted Kitchen, double Master Bedroom, Shower Room, useful Storage Cupboard, allocated Parking and Bike Storage**

15 Huxley Court

**Stratford Upon Avon**

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## Ground Floor

### Communal Reception Hall

Having stairs leading to the first floor, individual post boxes and meter cupboard

### Entrance Hall

Having a central heating radiator and spacious Storage Cupboard

### Lounge/Dining Room 16'2" max (11'min) x 10'2"

With a window to the front elevation and a central heating radiator

### Kitchen 9'7" x 8'5"

Having a window to the front elevation and a range of base and wall mounted kitchen units with worktop surfaces over, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine, cupboard housing Glow Worm combi boiler approximately 12 months old with 5 year warranty and space for fridge/freezer

### Bedroom 13'1" x 8'6"

With a window to front elevation and a central heating radiator

### Shower Room

Having a triple walk in shower, pedestal wash hand basin, low flush W.C., and central heating radiator



## **Outside**

Allocated Parking Space

Bike Store

Bin Store

## **General Information**

### **Tenure**

The property is understood to be leasehold although we have not seen evidence. 125 year lease from 2007 with approximately 109 years remaining. Service Charge circa £560 half yearly. Ground Rent circa £200 per annum

### **Services**

All mains services are connected to the property.

### **Post Code**

CV37 0BG

### **Council Tax**

Stratford District Council Band C

### **Possession**

Vacant possession will be given upon completion.

Parker, Mercer & Durnian for themselves and the vendors of this property whose agents they are giving notice that these particulars are not to be relied upon as a statement or representation of the fact and do not constitute any part of an offer or a contract. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each and any statements contained in these particulars. The vendors do not make or give and neither Parker Mercer & Durnian (nor any person in their employment) have authority to make any representation or warranty whatsoever in relation to the property.

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