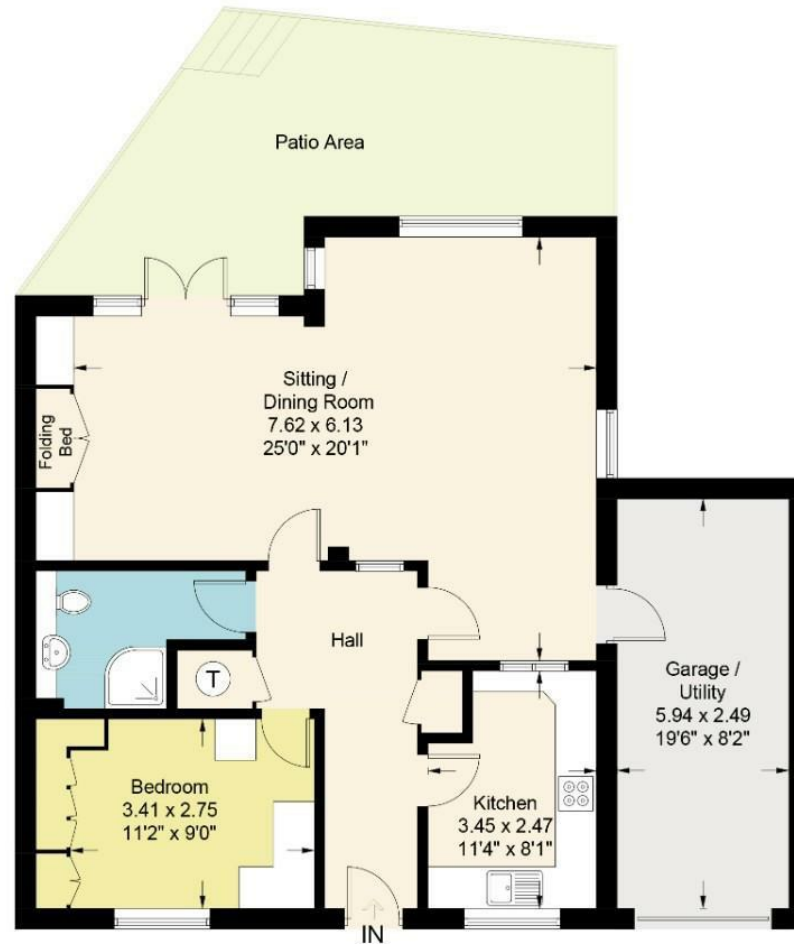




Peter Clarke

25 Avonside Mill Lane, Stratford-upon-Avon, CV37 6BJ

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Approximate Gross Internal Area = 88.8 sq m / 956 sq ft
(Including Garage / Utility)

Illustration for identification purposes only,
measurements are approximate, not to scale.



- Superb ground floor apartment with private garden terrace and views over superb communal grounds to the River Avon
- Prestigious back water setting close to the town centre and excellent facilities
- Potential to convert back to two bedrooms
- Large sitting/dining room, kitchen, double bedroom, refitted shower room, integral garage
- Parking and visitors parking, outstanding communal grounds
- Very close to the RSC, the Swan Theatre and the Other Place
- Potential mooring rights



Guide Price £450,000

A superb one/two bedroom ground floor luxury apartment in an established riverside setting yet a short walk to the town centre and theatres. Possibility to convert back to two bedrooms. Large main sitting/dining room with French doors to large private garden terrace with outstanding views to the river. Kitchen, double bedroom, refitted bathroom, integral garage/utility, allocated parking, residents parking. Delightful beautifully kept communal gardens and grounds adjoining the River Avon, and the potential for mooring rights.

Stratford upon Avon is internationally famous as the birthplace of William Shakespeare and home of the Royal Shakespeare Theatre, and also boasts fine restaurants, excellent recreational facilities including golf courses, the racecourse and the nearby North Cotswold hills. The Regency town of Leamington Spa is approximately twelve miles. The railway station is within walking distance and Warwick Parkway offers a direct link to Marylebone. Stratford is a lively town with social events, festivals and numerous markets, and has a strong local ambience associated with its special history.

Avonside is one of the town's most prestigious developments of luxury homes, enjoying a prime riverside setting in the town centre, adjacent to Holy Trinity Church and with a short walk to countless amenities including easy access to the Leisure Centre gym and swimming pool, close to The Greenway cycle footpath and the bridge club.

ACCOMMODATION

A private front door leads to

ENTRANCE HALL

with cloaks cupboard and airing cupboard.

SITTING/DINING ROOM

with French doors to garden terrace with superb views of the communal gardens and River Avon beyond, fitted wardrobes with pull-down bed, fitted cupboards.

DINING AREA

with dual aspect. Serving hatch to kitchen.

KITCHEN

with four ring gas hob with oven and grill below, built in dishwasher, breakfast bar, built in microwave, sink with taps over and cupboards beneath, further cupboards and work surface, built in fridge and washing machine, tiled floor, pelmet lighting.

BEDROOM

with fitted wardrobes, cupboards over bed space, dressing table.

REFITTED SHOWER ROOM

with wc, wash basin and shower cubicle, surface with mirror fronted cabinets, wall mirror, shower







cubicle, tiled floor, tiled splashbacks, ladder towel rail.

OUTSIDE

There is a block paved parking space to the front of the property. Large private garden terrace accessed off the sitting/dining room with paved seating area, fitted awning and views over the communal gardens and river.

There is visitors parking, outstanding communal grounds which are lawned with mature trees and communal seating area adjoining the River Avon, with the possibility for mooring.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold although we have not seen evidence. The length of the lease is 99 years from 1983, with an option to extend this. Please speak to our Agency for further information. The current maintenance charge is £2,304 pa and the current ground rent is £180 pa. Building insurance is £197 pa. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

AGENTS NOTES: 1. The property cannot be let out. 2. No pets are allowed. 3. Mooring £100 per year subject to availability.

COUNCIL TAX: Council Tax is levied by the Local Authority and is

understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



Peter Clarke



Multi-award winning offices
serving South Warwickshire & North Cotswolds

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