

Peter Clarke



2 Waters Edge, High Street, Bidford-on-Avon, Alcester, B50 4FX



Floor Plan

Total floor area 162 sq.m. (1,743 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- 1,743 sq.ft. luxury ground floor apartment
- Private terrace and garden
- Mooring rights adjoining the River Avon
- Open views towards The Cotswolds
- Approx 32 ft south facing private patio with views of the Avon
- Gated setting with two parking spaces
- Communal gardens
- Village centre location, close to amenities
- In a block of just six apartments built in 2009
- Very well presented and improved accommodation



£695,000

An outstanding 1,743 sq.ft. ground floor luxury apartment with terrace, garden and mooring rights, adjoining the River Avon, with a superb view over The Big Meadow. In a gated setting of just six apartments, with parking and communal gardens, and to be sold with a share of the freehold. NO CHAIN.

Waters Edge is set in the historic part of Bidford within Conservation Area and was built in 2009. Stratford upon Avon and Evesham are located within six miles. There are trains to London from Honeybourne, Warwick Parkway and Stratford upon Avon and easy access to London via the M40. There is an excellent range of state, private and grammar schools including The Croft, Stratford Prep School, King Edward VI and Shotton Grammar School in Stratford upon Avon, Alcester Grammar School, and in Worcester there is the Royal Grammar School and Kings School.

Waters Edge lies on the banks of the River Avon and the property is situated within a gated development off a no-through road. The property has a south facing patio of approximately 32' x 9'6", above the banks of the River Avon towards The Cotswolds, over the meadow known as The Big Meadow which is a public open amenity ground for cricket, football and walking.

ACCOMMODATION

Apartment 2 is considerably larger than the other apartments giving a great sense of space. The main living area incorporates the sitting

room, dining room and beautifully appointed kitchen with induction hob and eye level oven over. There are two pairs of double doors opening onto the south facing terrace and overlooking the river, and with a double sided, contemporary real flame gas fire. The property offers the comfort of modern, open plan, high specification living with well proportioned rooms and an excellent balance of space all with views over the River Avon.

The vendors have created a small glazed and oak study closet for quiet work, and the cloakroom incorporates plumbing for a washer/dryer with a granite work top.

Both luxurious double bedrooms have extensive built in wardrobes. One has an en suite shower room and the other a bathroom.

The property has been finished to a high standard including private video entry and audio systems, security electric gates, Porcelanosa sanitaryware and tiling, Brazilian slate terrace, oak veneer internal doors, underfloor heating and double glazed timber windows.







GARDENS AND GROUNDS

The property has two private parking spaces and shared visitors parking. Below and to the side of the terrace there is an area of private lawned garden, beyond which are steps down to the river and mooring. There are attractive and mature communal grounds.

GENERAL INFORMATION

TENURE: There is a lease in place for a term of 125 years from 2009, and the property is to be sold with a share of the freehold. There is a maintenance charge of approximately £3,400 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 under floor heating, having five thermostatically controlled zones.

AGENTS NOTE: The garden beyond the patio towards the river is maintained by 2 Waters Edge.

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.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band E.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: B. 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.





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