

Peter Clarke



3 Hamlet Way, Stratford-upon-Avon, CV37 0AL

- Two double bedrooms
- Access to Stratford parkway, town centre and the Maybird
- Allocated parking
- Access to communal gardens
- First floor
- En suite



Offers Over £174,000

A two double bedroom first floor apartment offering good access to Stratford town centre, Stratford Parkway and The Maybird Centre, with an allocated parking space and access to communal gardens. In our opinion this would make an ideal first time buy or investment purchase.

ACCOMMODATION

Communal entrance hall, stairs leading to first floor, entrance hall with wall mounted entry phone system, doors to two storage cupboards. Bedroom 1 with ensuite having shower cubicle, wc and wash hand basin with storage under. Bedroom 2. Bathroom with white suite comprising P-shaped bath with shower over, wc and wash hand basin with storage under. Sitting/dining room, Juliet balcony to both front and rear. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, space for washing machine and fridge freezer.

Outside there is allocated parking for one car and access to communal gardens.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with a term of 155 years from 2006, although we have not seen evidence. There is a current maintenance charge of £1,704 per year and current ground rent charge of £250 per year. This should be checked by your solicitor before exchange of contracts.

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

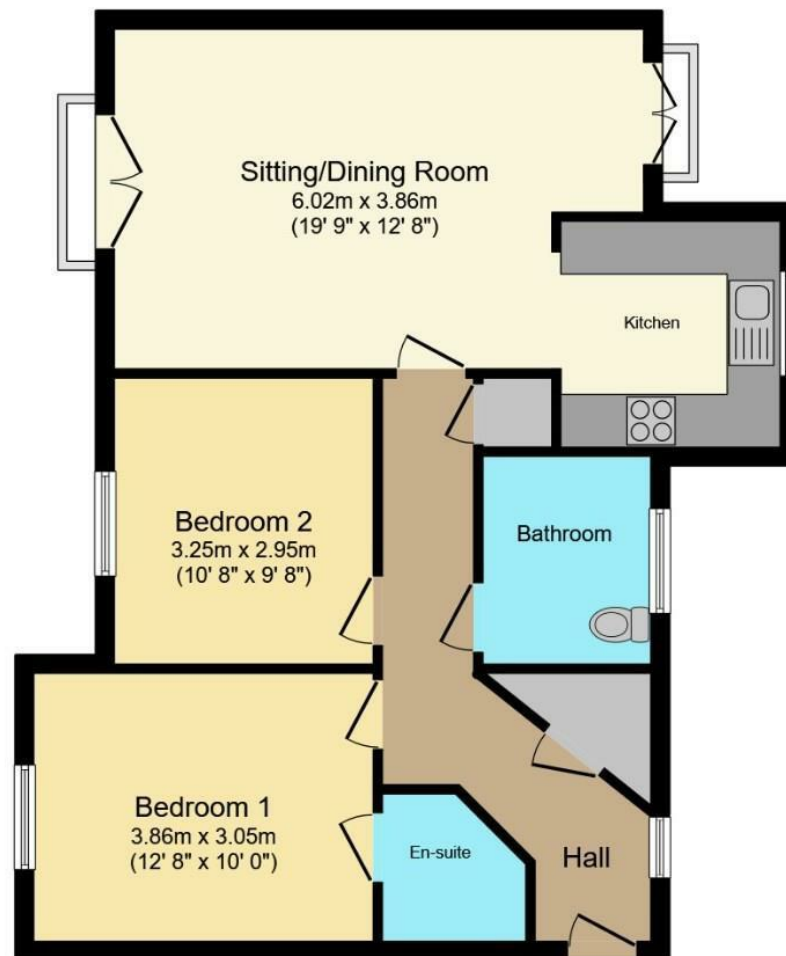
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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.

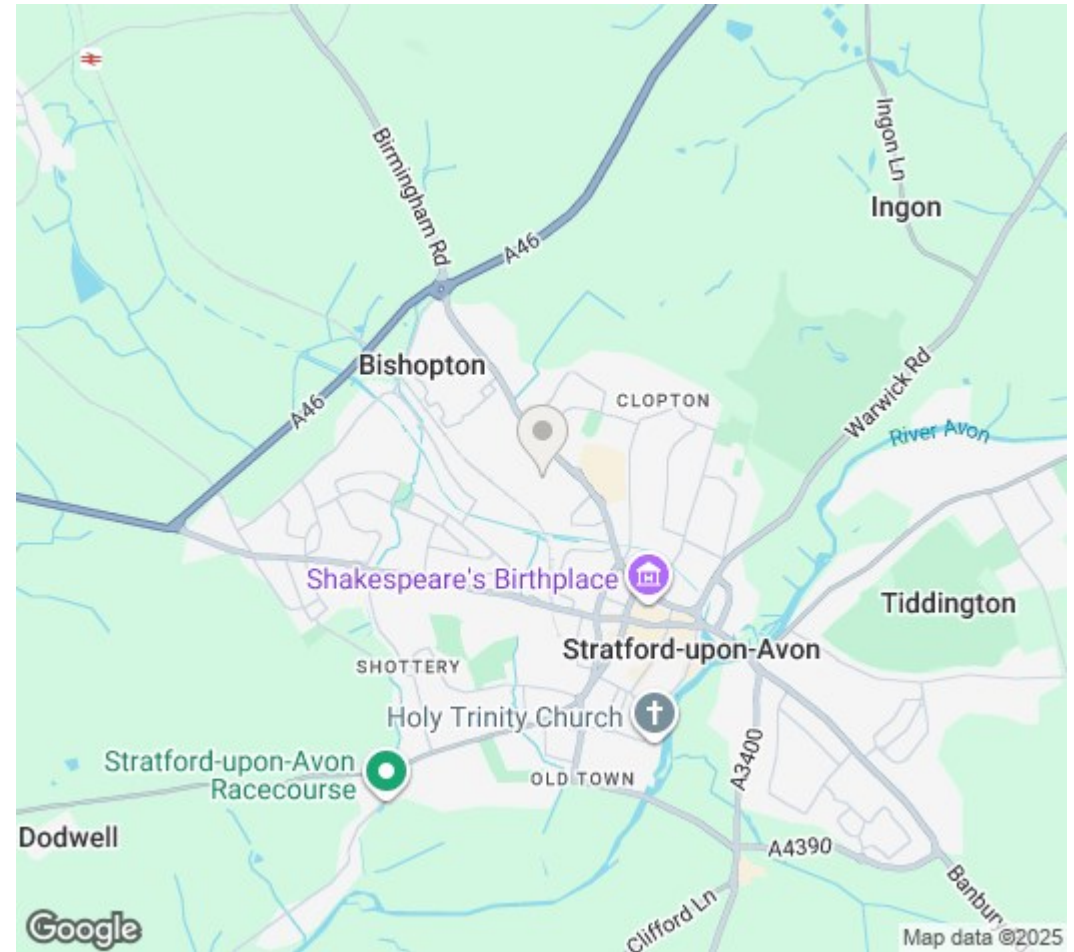
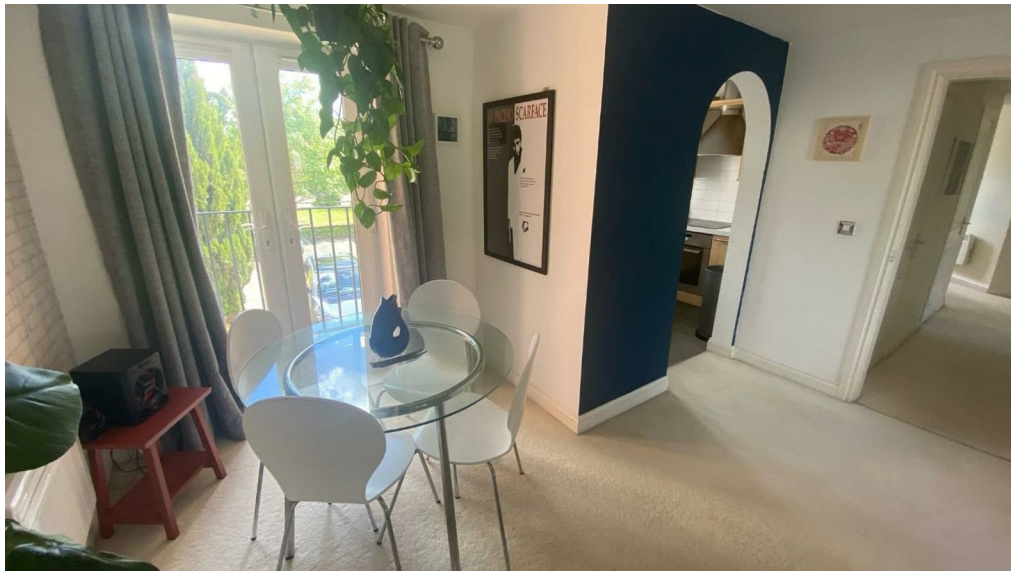




Floor Plan

Total floor area 69.6 m² (749 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



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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