

Peter Clarke



Flat 3, 13 Avenue Road, Stratford-upon-Avon, CV37 6UW

- In excellent condition throughout
- Two double bedrooms, kitchen/breakfast room and sitting/dining room
- Enclosed mature garden
- Garage and parking space
- Share of freehold
- Viewing highly recommended



Offers Over £345,000

A much improved two bedroom spacious garden apartment situated on one of Stratford upon Avon's premier roads. Further benefits include a generous enclosed garden, garage and parking space.

#### ACCOMMODATION

Accessed via a communal entrance hall on the ground floor, a door opens to entrance hall with wood effect flooring. Inner hallway with tiled flooring. Cloakroom with opaque window to side, wash hand basin in vanity unit with drawers below, wc, tall radiator, tiled flooring. Sitting/dining room with windows to front and side and Smeg wall mounted electric fire. Kitchen with window to front, range of matching wall and base units with work top over incorporating stainless steel sink with double drainer and four ring electric hob, integrated double oven, space for white goods, tiled walls and vinyl flooring. Bedroom with window to rear, full range of fitted wardrobes, cupboards, chest of drawers and dresser. Bedroom with two windows and door to rear, two sets of fitted wardrobes, wood effect flooring. Bathroom with opaque window to rear, bath with hand held shower attachment, wash hand basin unit with drawers below, chrome heated towel rail, fitted double linen cupboard, vinyl flooring.

Outside to the rear is an enclosed garden with panel fencing and a mix of paved pathways, laid to lawn, planted beds, stone chipping beds, outside light and tap, and gate to side. Garage en bloc with electric door, internal power, light, shelving and wall units. Parking in front.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be sold with a share of the freehold, although we have not seen evidence. The current service charge is approximately £1,500 pa. This should be checked by your solicitor before exchange of contracts. Pets are not permitted.

**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 fired central 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 D.

**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.



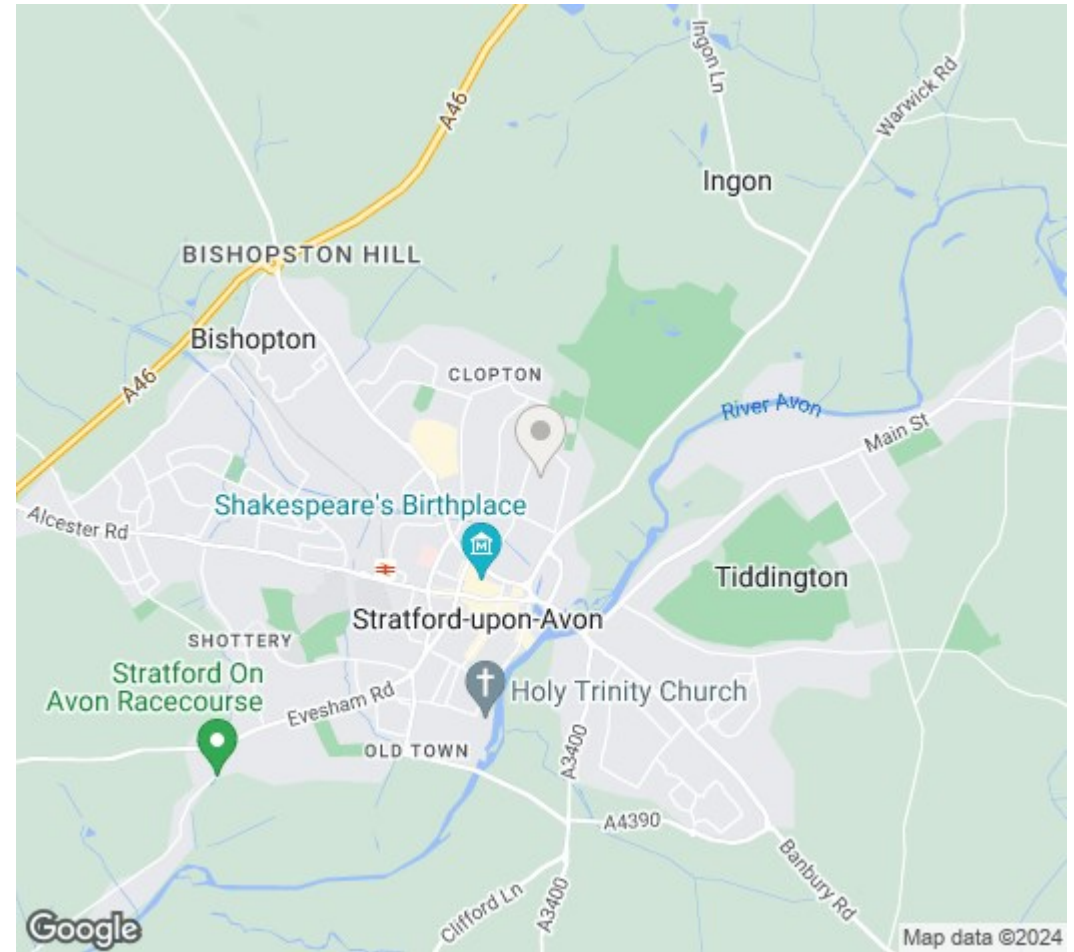


## Floor Plan

Total floor area 81.4 sq.m. (877 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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