

Peter Clarke



3 Printers Place Mansell Street, Stratford-upon-Avon, Warwickshire, CV37 6NZ

- NO CHAIN
- First floor apartment in secure gated development
- Ideal lock up and leave
- In the heart of Stratford town centre
- Two double bedrooms
- Large sitting room and kitchen/diner
- Balcony
- Allocated parking space



Asking Price £319,995

A rare opportunity to acquire this superb first floor apartment, located within a quiet courtyard development with the benefit of a gated entrance. The apartment offers generous proportions with two double bedrooms, an en suite bathroom room, shower room, bright and airy living room with balcony off, a fitted kitchen/dining room, and an allocated parking space. NO ONWARD CHAIN.

#### ACCOMMODATION

Hallway with video entry phone, airing cupboard. Sitting room a light and airy room with double doors to BALCONY, fireplace with surround and wooden mantle. Kitchen/dining room range of matching wall and base units, working surface with integrated one and a half bowl stainless steel sink, brushed metal Smeg oven with four ring hob and brushed metal extractor fan hood over. Integrated appliances including dishwasher, microwave and washer/dryer, spotlights.

Main bedroom with a dressing area and two double wardrobes. En suite bathroom with panelled bath, shower attachment and shower screen, pedestal wash hand basin, wc., heated towel rail, tiled walls and vinyl tiled floor. Bedroom, a double room, with double wardrobe, single wardrobe. Shower room with walk in shower cubicle, wc, pedestal wash hand basin, part tiled walls, heated towel rail, vinyl floor and spotlights.

#### OUTSIDE

There is a paved balcony and an allocated parking space for one car.

#### GENERAL INFORMATION

**TENURE:** The property is sold with a share of the freehold with an underlying lease of 102 years remaining. The service charge is £1,467 per annum. This information 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 information should be checked by your solicitor before exchange of contracts.

**AGENTS NOTE:** Please note previous marketing images have been used.

**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.





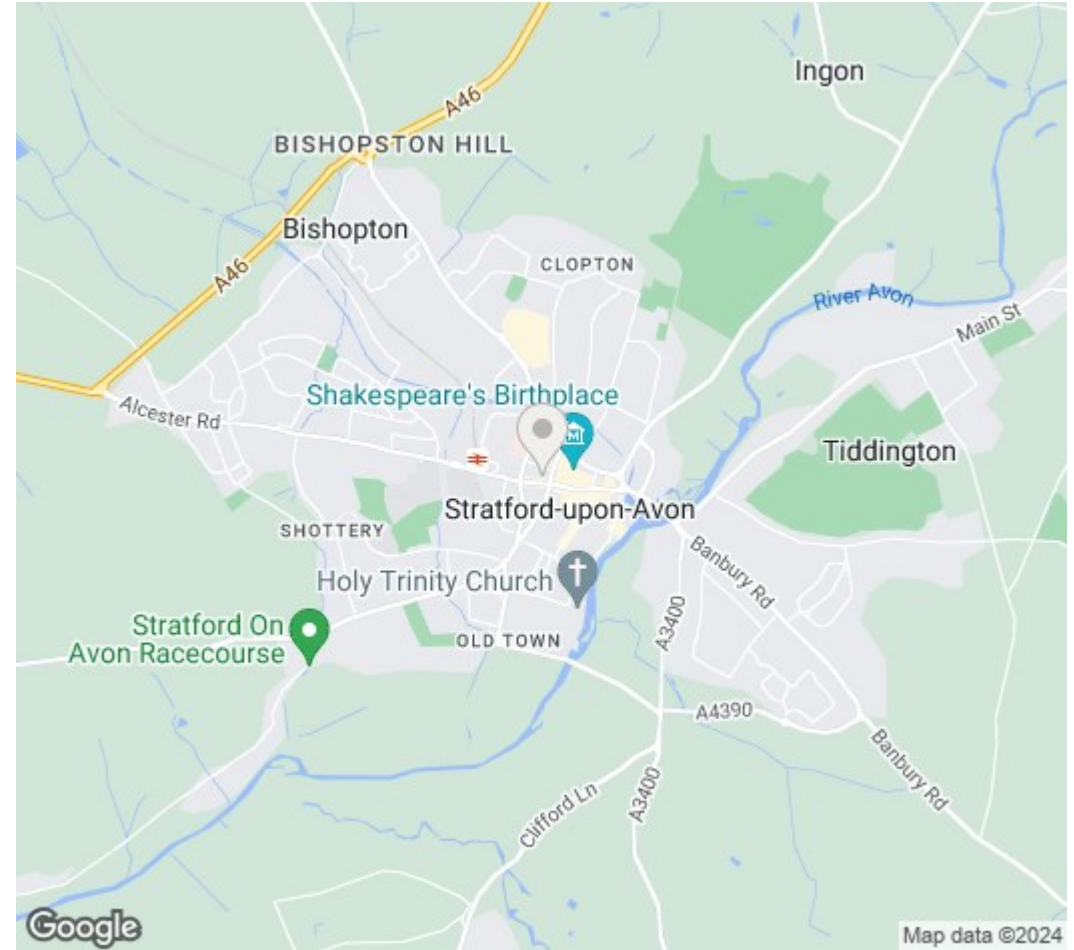
Printers Place  
Total Approx. Floor Area 90.17 Sq.M. (971 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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