



Peter Clarke

5 Avonbank Paddocks Southern Lane, Stratford-upon-Avon, CV37 6BH

- NO CHAIN
- Ground floor garden apartment
- Close to the town centre, River Avon and theatres
- Two double bedrooms, generous sitting/dining room, upgraded kitchen and utility cupboard
- Garage en bloc



Offers In The Region Of
£415,000

Avonbank Paddocks is a popular gated development situated on Southern Lane very close to the Bancroft Gardens, River Avon and the theatres of the RSC. Located on the ground floor is this fine two bedroom apartment with private courtyard garden, garage and no onward chain.

ACCOMMODATION

Double doors lead to a communal entrance hall with door to inner entrance hall with tiled flooring and fitted bookshelves. Hallway with door to utility cupboard, previously a wc, and having extractor fan, work top with space below for washing machine, dryer above and tiled flooring. Sitting/dining room, a large bright room with a box bay window with views towards the Bancroft Gardens and the River Avon, fitted feature electric fireplace, range of fitted shelves with low level storage cupboards. Door to private courtyard garden. Upgraded kitchen with view over quadrant garden, range of matching wall and base units with work top and breakfast bar over incorporating one and a half bowl stainless steel sink with drainer and four ring induction hob with integrated extractor fan above, integrated oven, fridge and dishwasher, tiled flooring. Bedroom 1 having southerly aspect with views over courtyard, range of fitted wardrobes, shelving and drawers. Bedroom 2 with views over the quadrant, range of fitted wardrobes, plenty of shelving and drawers. Bathroom with panelled bath, shower over and shower screen, wc, wash hand basin within fitted vanity unit, tiled walls.

Outside to the front is a communal quadrant garden. There is a single garage en bloc. Private rear courtyard garden, southerly aspect, paved with planted beds and borders, gate to Southern Lane. Boiler cupboard.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with 156 years remaining. The current service charge is understood to be approx. £1,500 pa and there is a shared expenditure between the residents for the common areas. 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 should be checked by your solicitor before exchange of contracts. Gas 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 F.

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

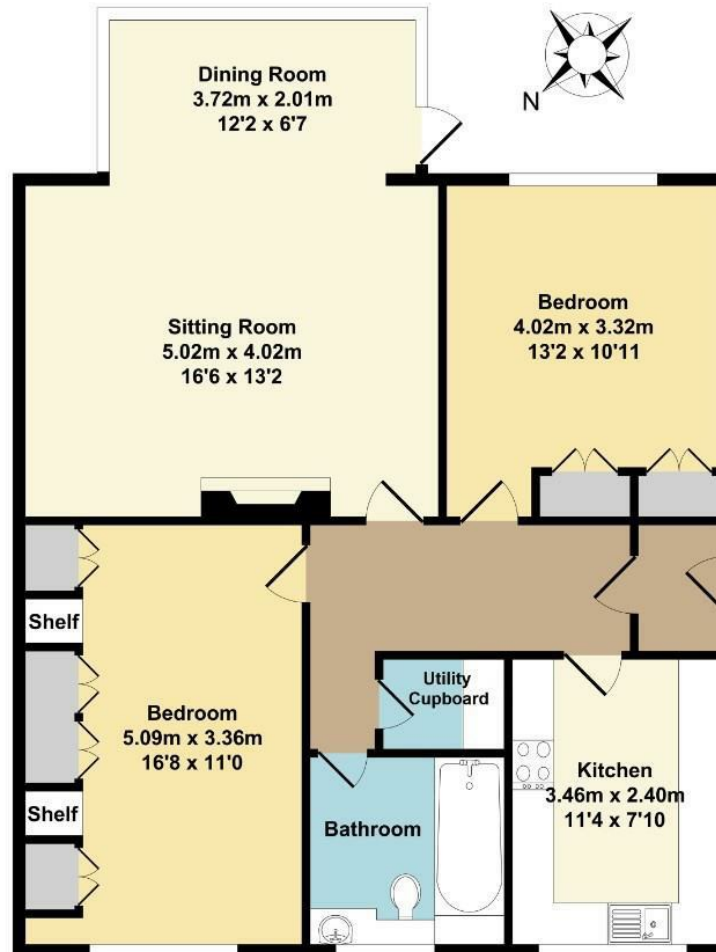
VIEWING: By Prior Appointment with the selling agent.

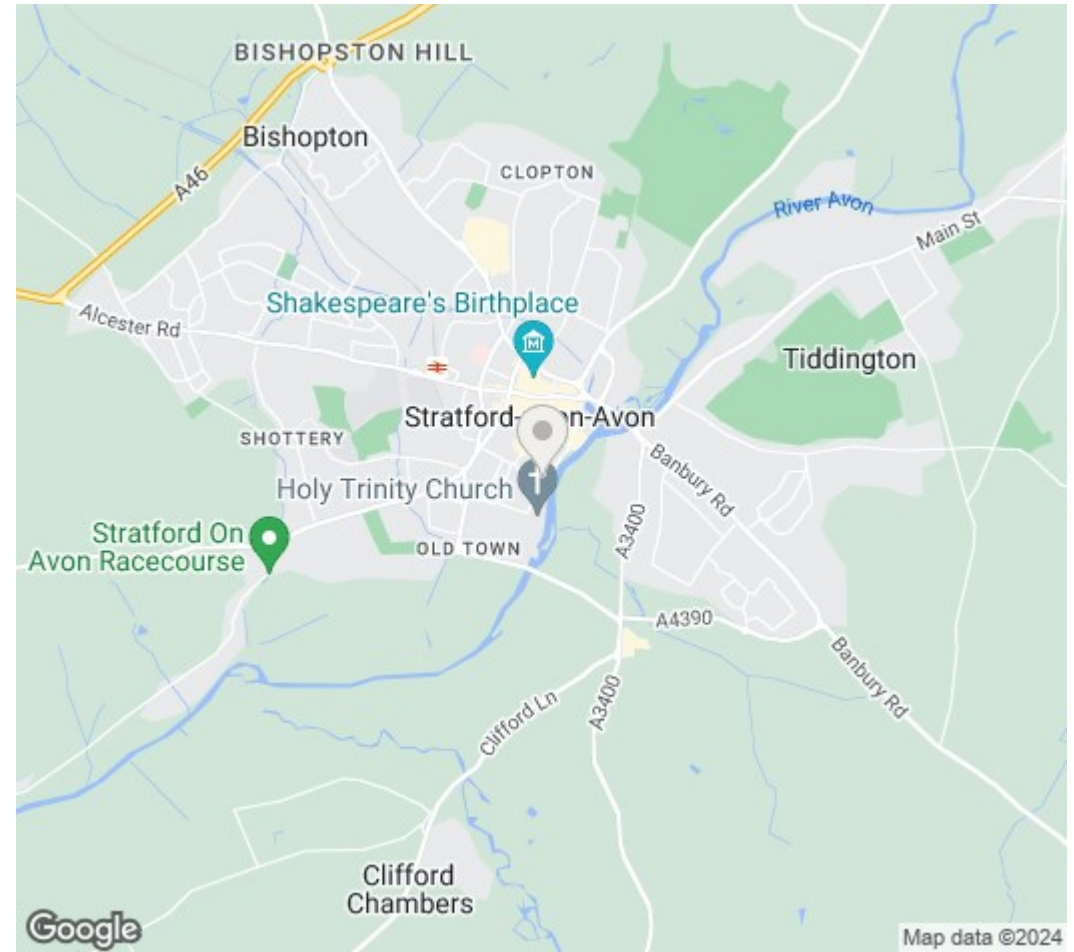


Avonbank Paddocks

Total Approx. Floor Area 85.20 Sq.M. (917 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.





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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