

Peter Clarke



19 Bancroft Place, Stratford-upon-Avon, CV37 6YZ



- GROUND FLOOR APARTMENT
- Idyllic town centre location close to the canal
- Short walk to the RSC Theatres
- Sitting/dining room
- Refitted kitchen
- Two bedrooms
- Refitted shower room
- Patio gardens to front and rear plus allocated parking
- Rare opportunity



Guide price £275,000

A very rare opportunity to acquire a two bedroom GROUND FLOOR apartment situated in an idyllic quiet tucked away location in the town centre and five minutes walk from the RSC Theatres. Sitting/dining room with access to COURTYARD GARDEN, refitted kitchen, two good bedrooms, refitted shower room, patio to rear, ALLOCATED PARKING SPACE.

#### ACCOMMODATION

A communal front door with secure entry system, leads to communal hall with communal storage area, and front door to private entrance hall with large storage cupboard having fitted tumble dryer. Sitting/dining room with painted brick fireplace, bi-fold doors to patio garden and serving hatch to kitchen. Refitted kitchen with single bowl, single drainer sink unit with monobloc mixer taps over and cupboards beneath. Fitted with a further range of units providing cupboards, work surfaces, storage space and drawers, tiled splashbacks, vinyl floor, four ring electric hob with built in oven and grill below and extractor fan over, washing machine, dishwasher, integrated fridge freezer, access to gas heating boiler. Bedroom 1 with dual aspect. Bedroom 2. Refitted shower room with wc, wash basin and large shower tray with integral shower.

Outside there is a paved patio garden to the front, planting and box hedging. Gated access leads to the side on to the rear garden which is paved. The garden is enclosed by wood fencing. Block paved allocated off road PARKING.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freeleasehold for a term of 189 years from 1983, although we have not seen evidence. There is a current maintenance charge of £706 per annum and a peppercorn ground rent. 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 radiators.

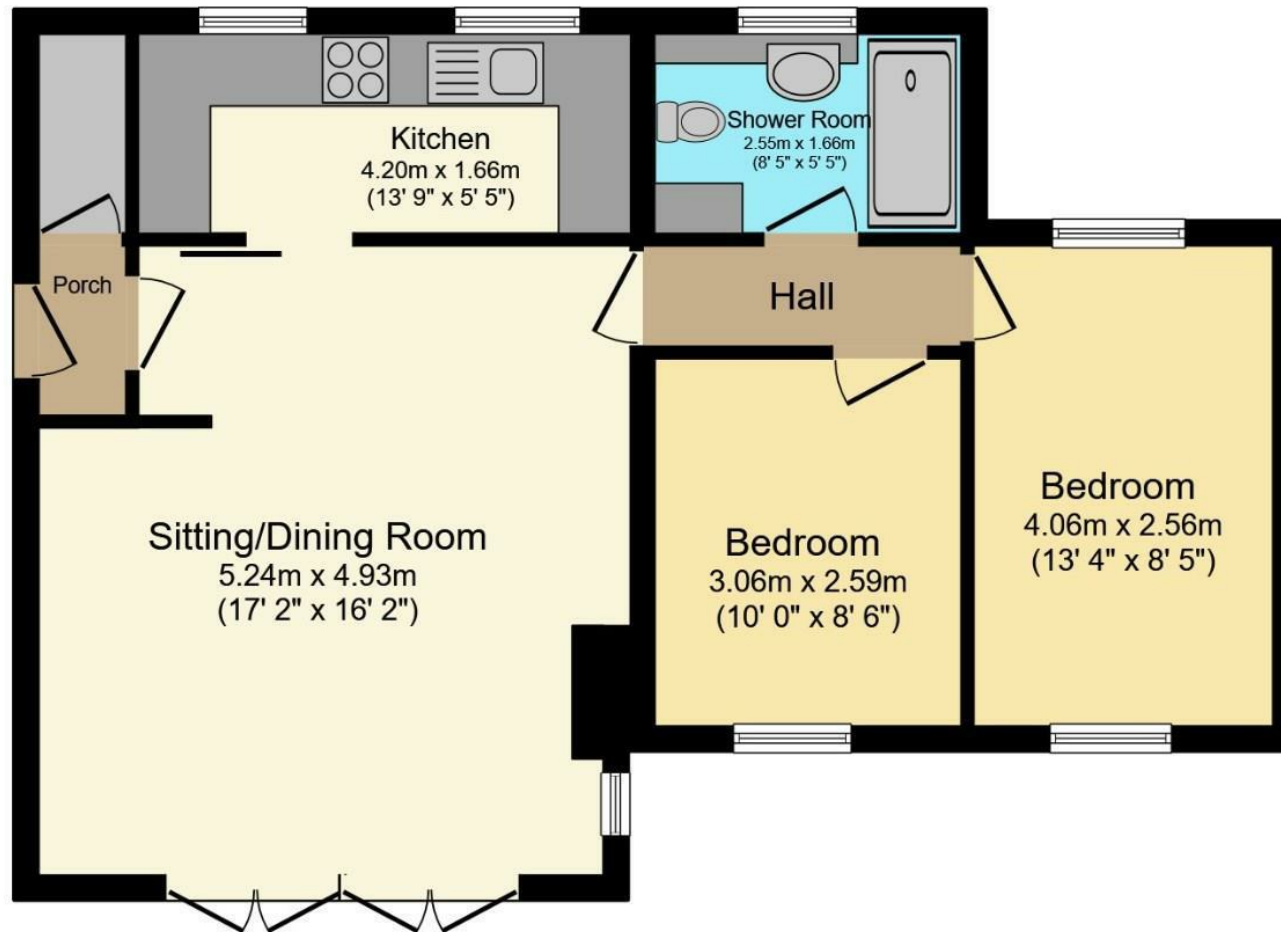
**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not. There is a right of way for maintenance of neighbouring properties.

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

**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.





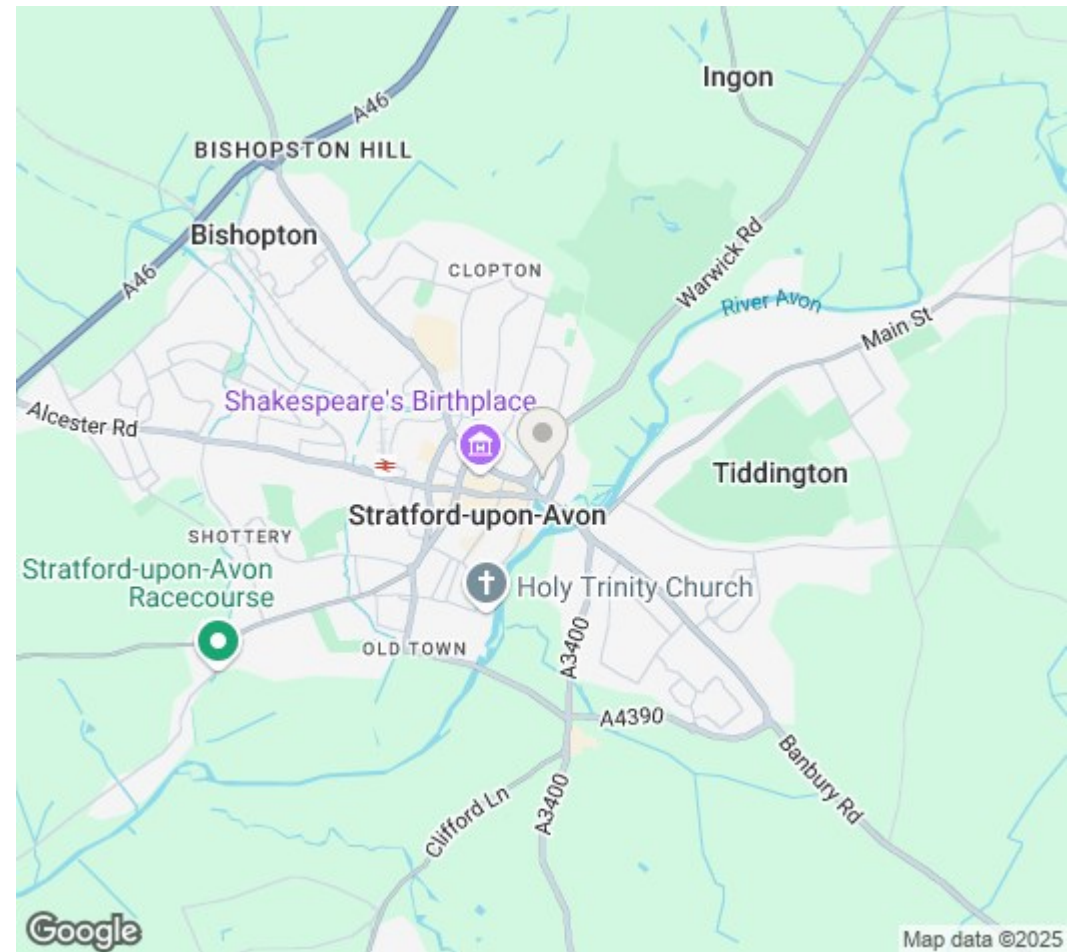
## Floor Plan

Total floor area 60.5 m<sup>2</sup> (651 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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

