

Peter Clarke



10 Brookfield Court, Alcester Road, Stratford-upon-Avon, CV37 9DE

- Two double bedrooms
- Allocated parking
- Additional visitor spaces available
- Access to Stratford town centre
- Purpose built apartment
- Just five apartments in the block
- Furniture available by negotiation



£175,000

A two double bedroomed top floor apartment within easy reach of the town centre and offering **ALLOCATED PARKING SPACE** plus additional visitor spaces. As one of just five apartments in this block, we believe this would make an ideal first time buy or investment purchase.

ACCOMMODATION

Entrance hall with access to two storage cupboards and wall mounted entry phone system. 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 with four ring gas hob and overhead extractor, integrated fridge freezer, space for washing machine and tumble dryer. Sitting/dining room. Two double bedrooms. Bathroom with bath, shower over, wc and pedestal wash hand basin.

Outside the property has one allocated parking space and additional visitor spaces are available on a first come, first serve basis.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with 128 years remaining, although we have not seen evidence. The current service charge amounts to £360 per quarter and the ground rent £200 pa. This should be checked by your solicitor before exchange of contracts.

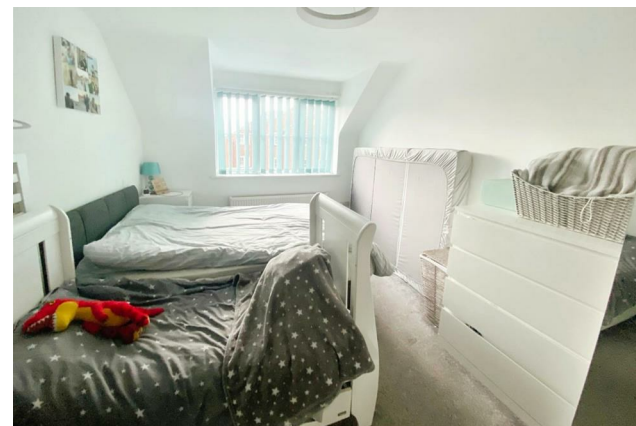
SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

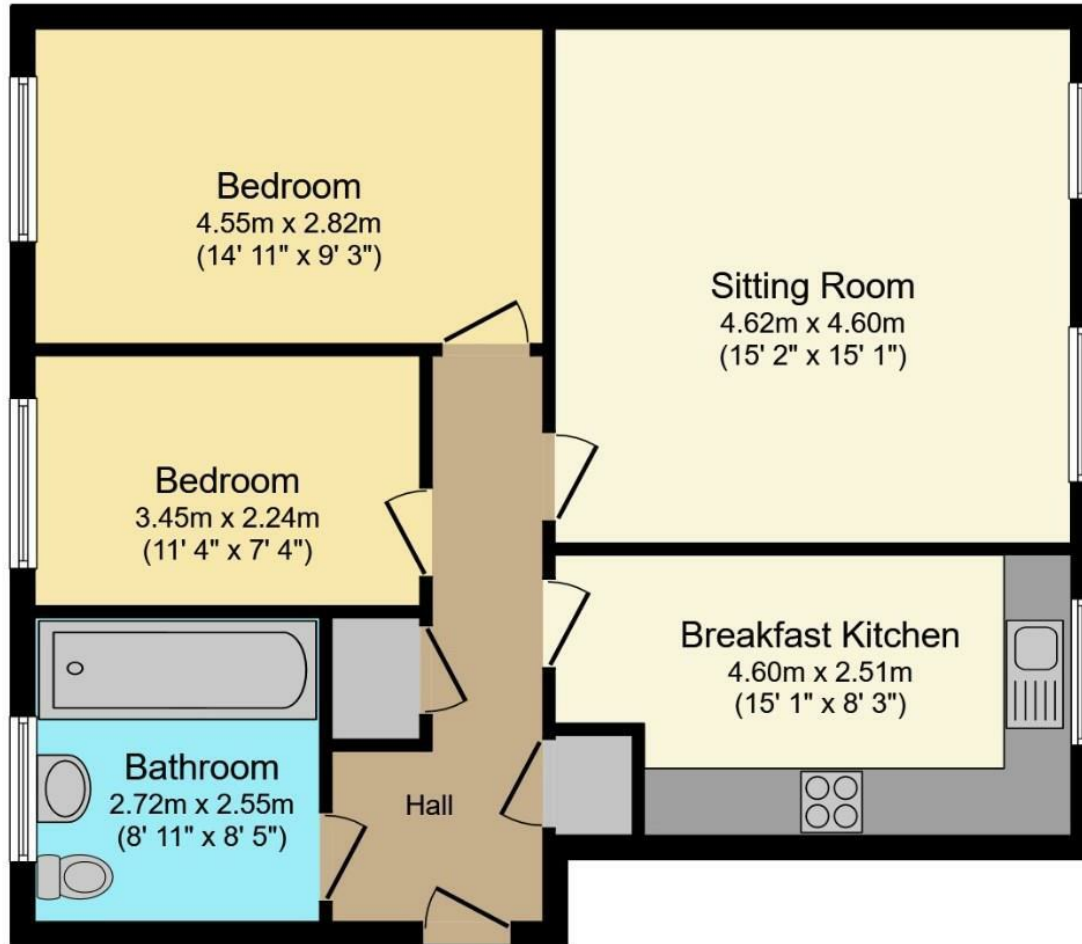
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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



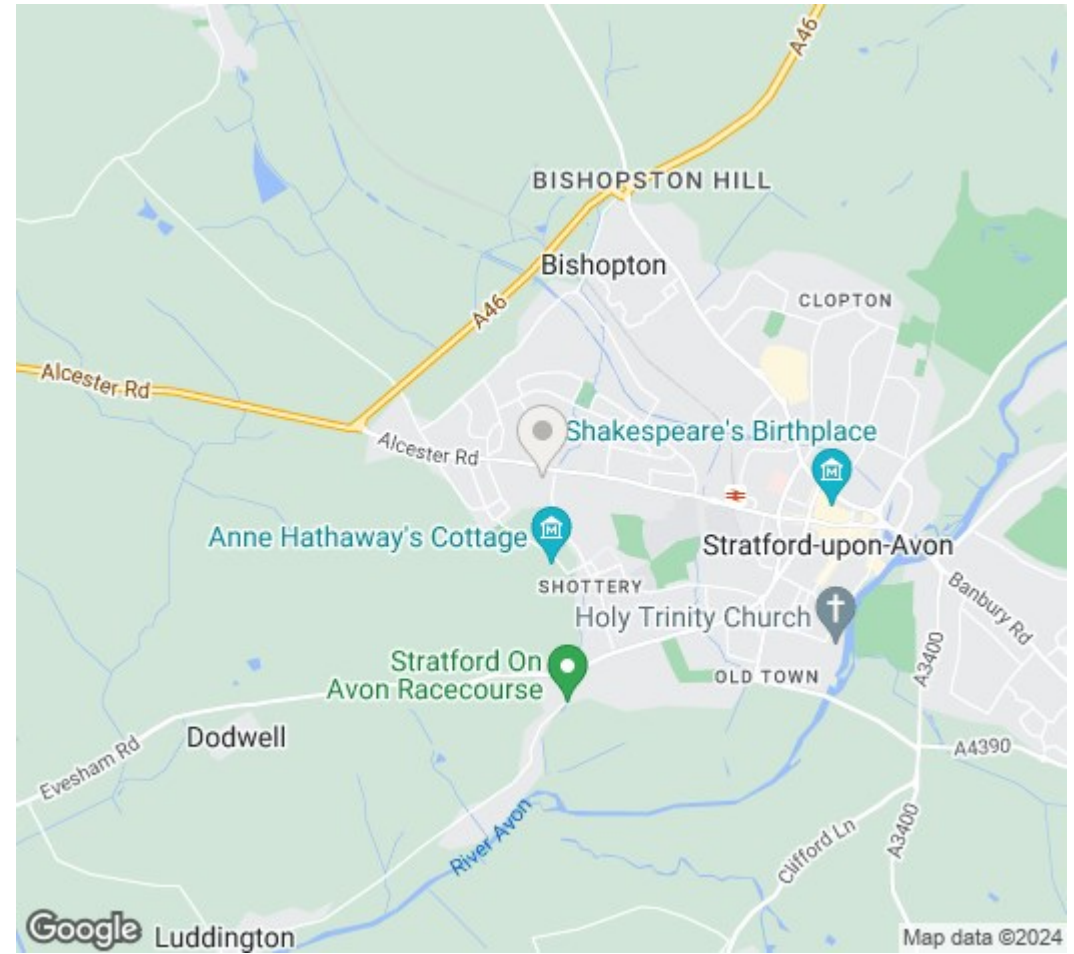


Floor Plan

Total floor area 70.3 sq.m. (757 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 | www.peterclarke.co.uk

