

Peter Clarke



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

- NO CHAIN
- Ideal first time buy or investment property
- Recently refreshed with new carpets and complete redecoration
- Allocated parking space
- Close to town, rail and road networks
- Viewing highly recommended



Guide Price £167,500

NO CHAIN. A recently refreshed, first floor apartment with allocated parking space. Further benefits include a generous sitting/dining room, two bedrooms and a bathroom.

ACCOMMODATION

The property is located on the first floor. Entrance hall with airing cupboard, cloaks cupboard, entry phone system and thermostat control, loft hatch leading to large loft space. Sitting/dining room with bay window and further window to front, a large room with telephone and media points. Kitchen with window to front, range of matching wall and base units with work top over incorporating four ring gas hob with brushed metal extractor fan hood over, integrated oven, fridge freezer and dishwasher, space for microwave, part tiled walls, tiled floor. Double bedroom with window to rear. Bedroom with window to rear. Bathroom with opaque window to rear, bath with shower attachment and shower screen, pedestal wash hand basin, wc, part tiled walls, wood effect flooring.

Outside to the front is an allocated parking space, communal grounds and visitor parking.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 150 years from 2002, although we have not seen evidence. The ground rent is £200 per annum and the current service charge is £360 per quarter. 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.

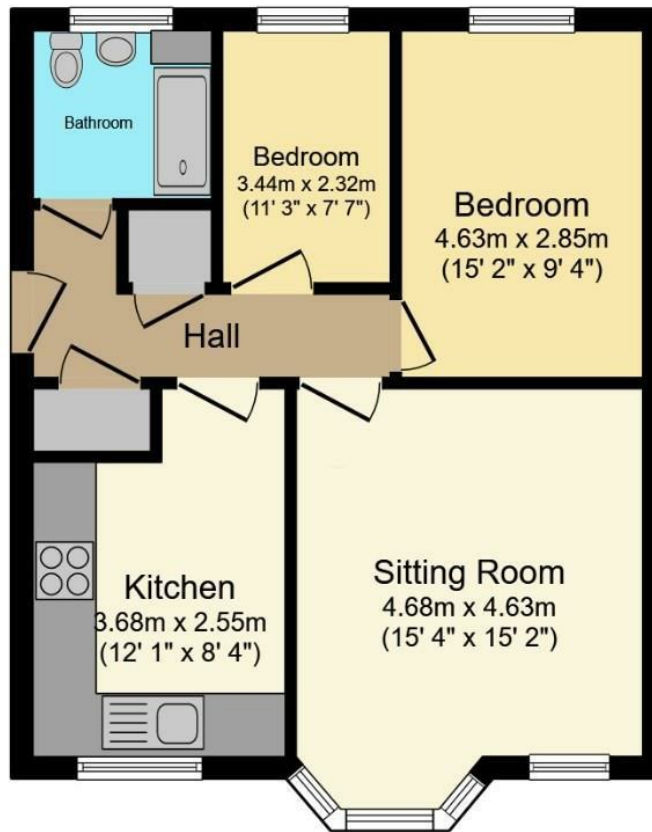
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.



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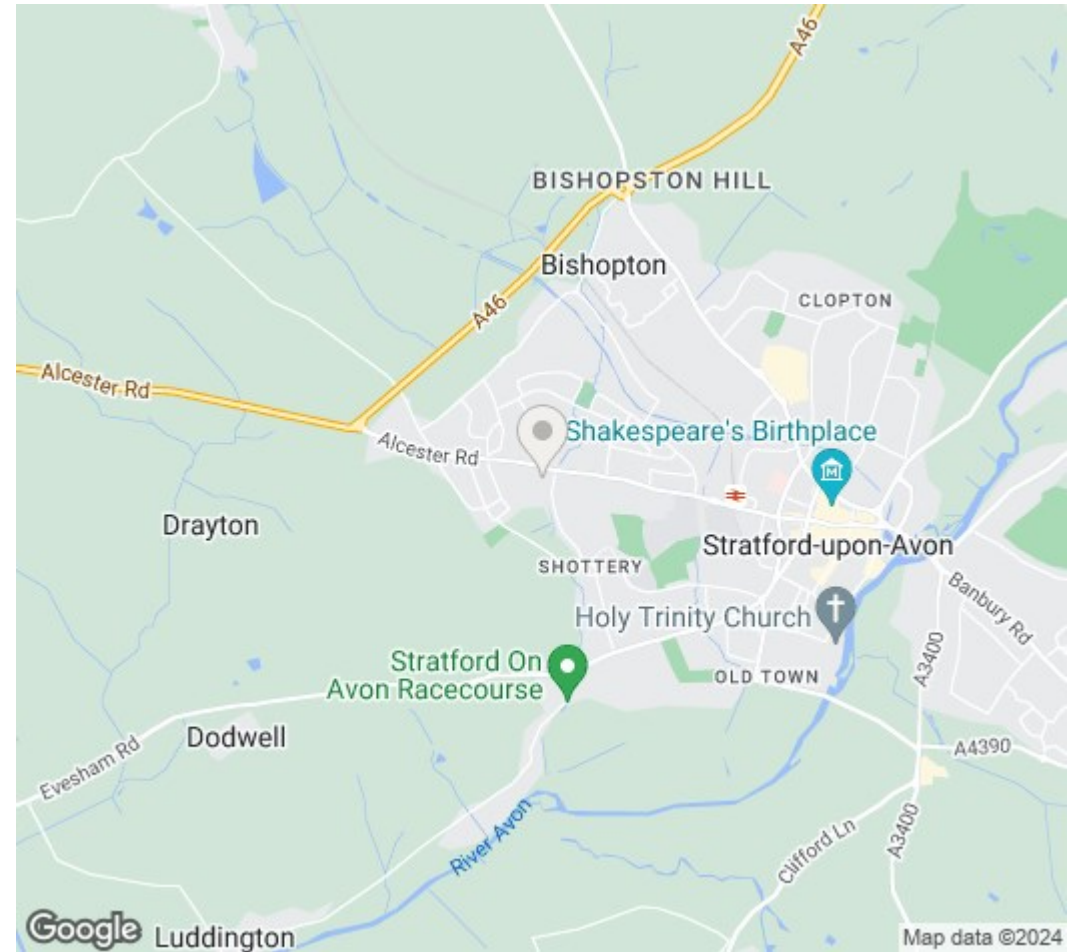
Floor Plan

Floor area 40.7 m² (438 sq.ft.)

TOTAL: 40.7 m² (438 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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Multi-award winning offices
serving South Warwickshire & North Cotswolds

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