

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.

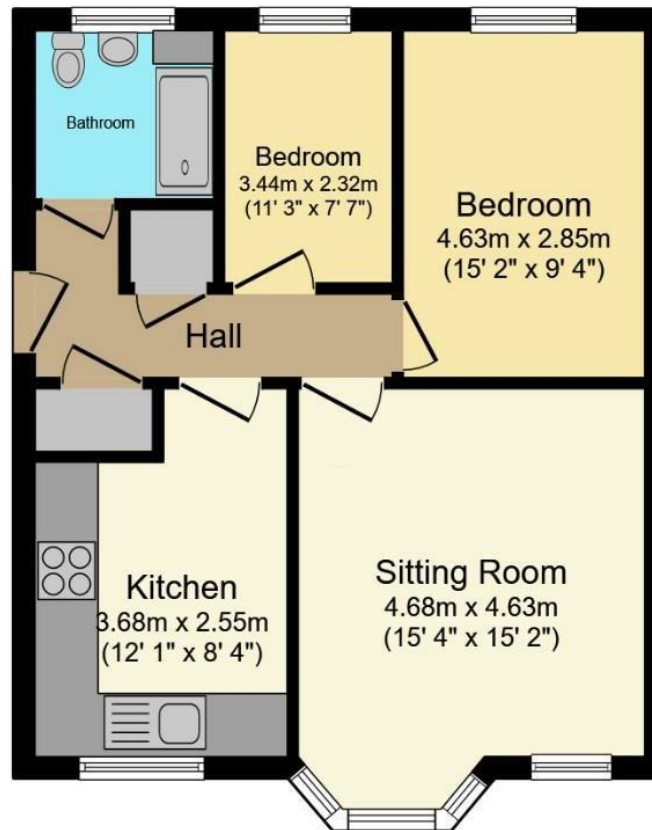
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.



## 3 Brookfield Court, Stratford-upon-Avon, CV37 9DE



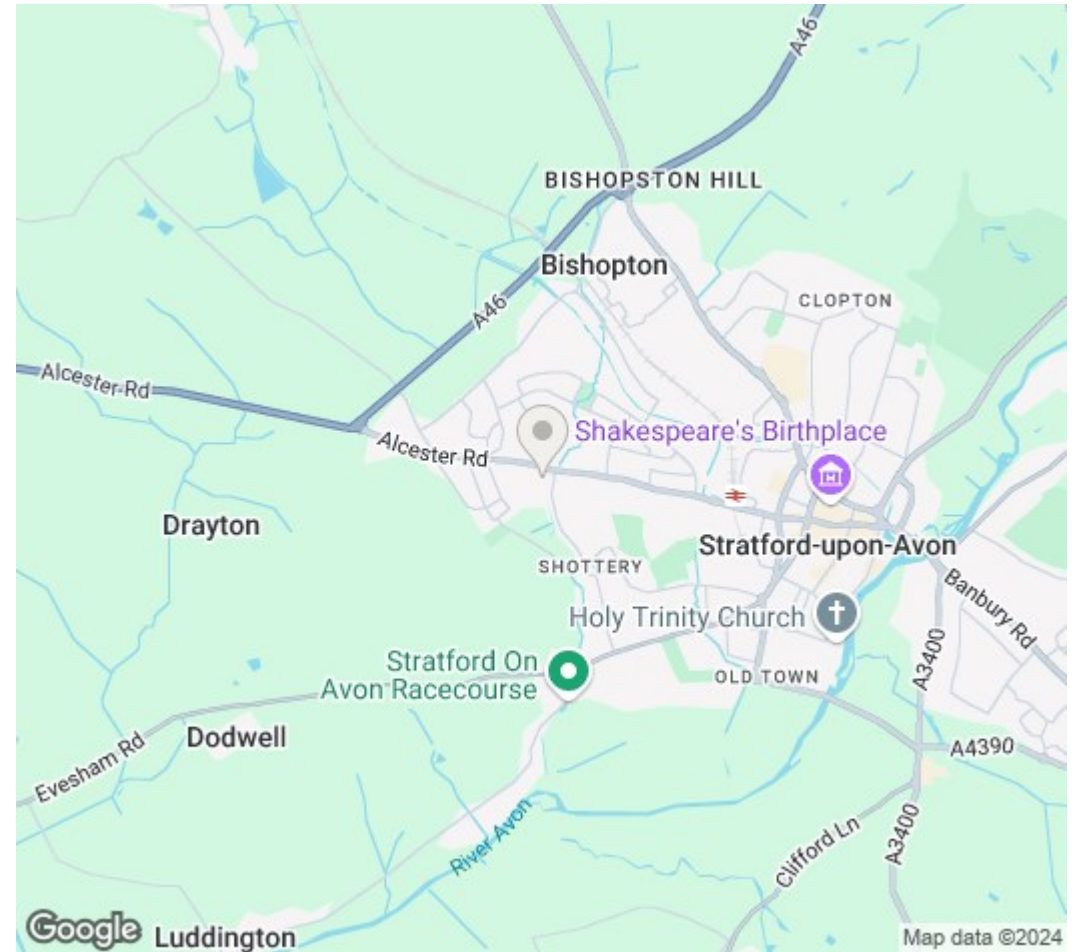
### Floor Plan

Floor area 40.7 m<sup>2</sup> (438 sq.ft.)

TOTAL: 40.7 m<sup>2</sup> (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](http://www.Propertybox.io)





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

