

Peter Clarke



Flat 1, Falstaff House 33 Birmingham Road, Stratford-upon-Avon, Warwickshire, CV37 0AA

- NO CHAIN
- Two bedroom ground floor apartment
- Sitting room and kitchen/dining room
- Allocated parking space and cellar
- Ideal first time buy, investment or downsize property



£235,000

NO CHAIN. A well proportioned, two bedroom ground floor apartment located in the town centre providing easy access to a range of amenities, restaurants, theatres and leisure pursuits. Further benefits include allocated parking space, stylish kitchen/dining room and a cellar.

ACCOMMODATION

Entrance hall with cellar hatch. Sitting room with bay window to front. Kitchen/dining room with windows to front and rear, range of matching wall and base units with work top over, four ring hob with brushed metal extractor fan hood over, integrated double oven, fridge freezer, wine cooler, dishwasher and washing machine, tiled flooring. Bedroom with bay window to front. Bedroom with high level window to side. Bathroom with high level window to front, bath with shower over, pedestal wash hand basin, wc, part tiled walls, chrome heated towel rail.

Outside to the rear is an allocated parking space.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 999 years from 2016, although we have not seen evidence. The current service charge is £1157 per year payable half in June and half in December. The ground rent is £167.48 per annum. 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.

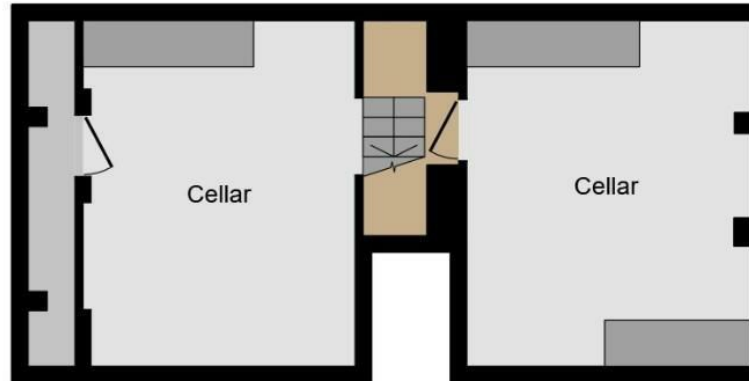
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

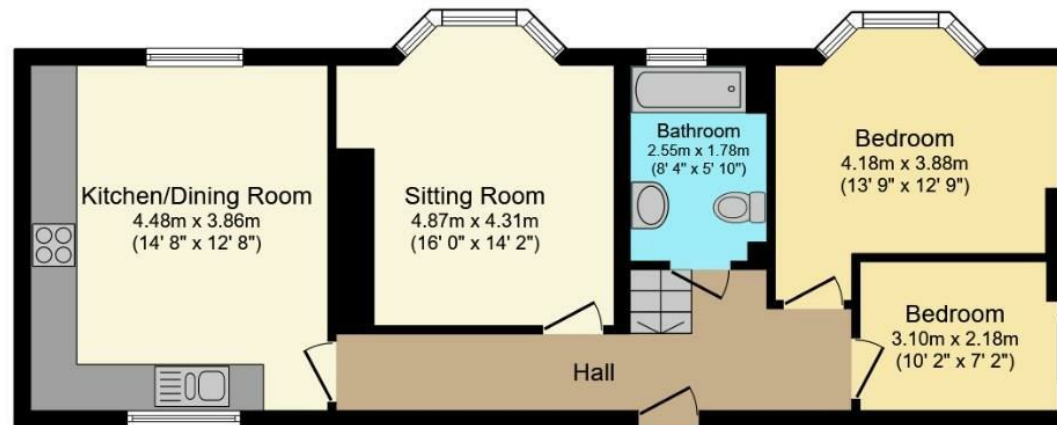
AGENTS NOTE: Previous marketing images have been used.

VIEWING: By Prior Appointment with the selling agent.





Cellar

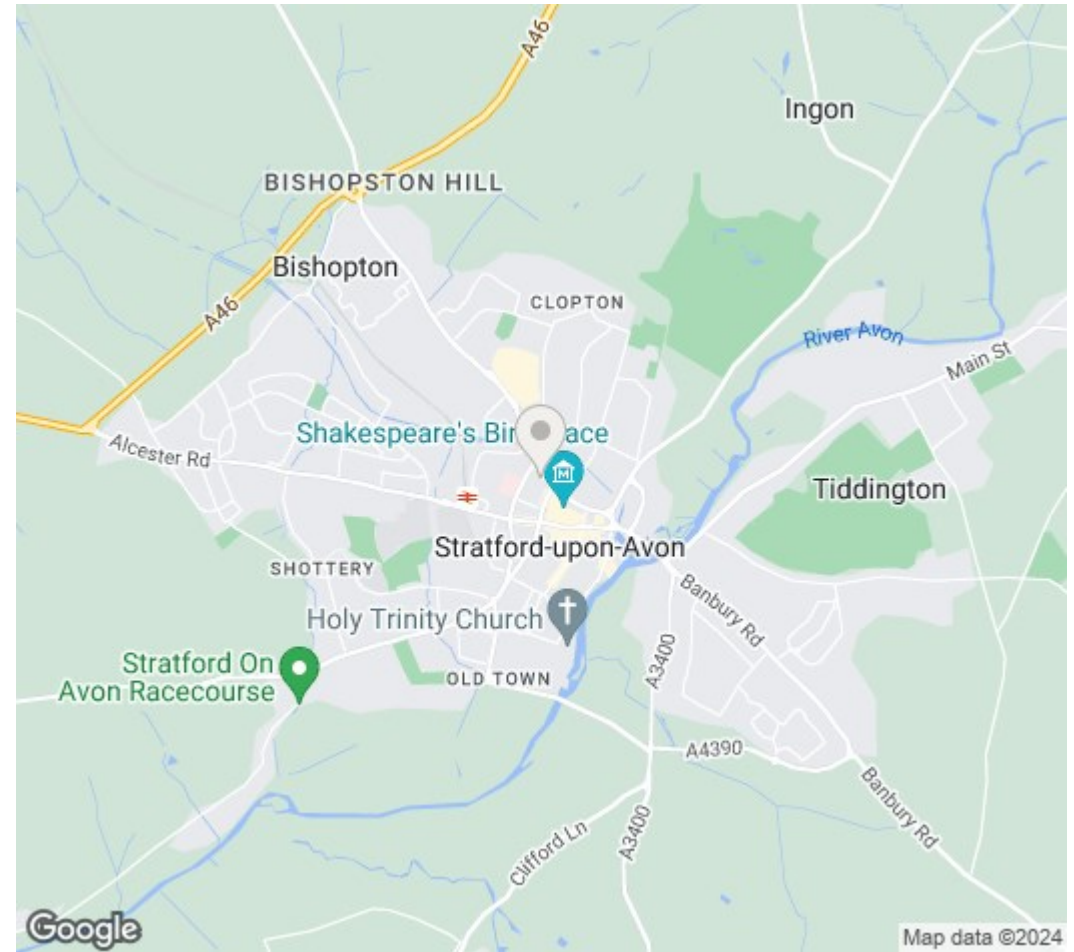


Floor Plan

Total floor area 100.9m² (1,086 sq.ft.) Approx (Including Cellar)

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

