

Peter Clarke



12 Clopton Court Clopton Road, Stratford-upon-Avon, CV37 6TP

- Walking distance to the town centre
- In need of modernisation and improvement
- Access to communal gardens
- Visitor spaces available
- Extended lease
- Remote entry access system for visitors



£145,000

In need of modernisation and improvement is this two bedroom top floor apartment with access to communal gardens, located within walking distance to the town centre and having the unusual benefit of a GARAGE. NO ONWARD CHAIN.

ACCOMMODATION

Communal entrance hall, private entrance hall with door to storage cupboard and door to cupboard housing hot water tank. Sitting Room with electric fireplace, kitchen with wall and base units with work surface over and incorporating stainless steel sink and drainer unit, space for appliances, door to pantry. Two bedrooms, both with fitted wardrobes and bathroom having a three piece suite comprising bath, WC and pedestal wash hand basin. Outside, there is access to well maintained communal gardens and garage (please note vehicular access to the garage is accessed off Garden Terrace via Shakespeare Street) plus additional visitor spaces available.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 995 years from 1982. Service charge £159.14 per calendar month. This should be checked by your solicitor before exchange of contracts.

PLEASE NOTE: There is a restriction in the lease prohibiting the letting out of this apartment.

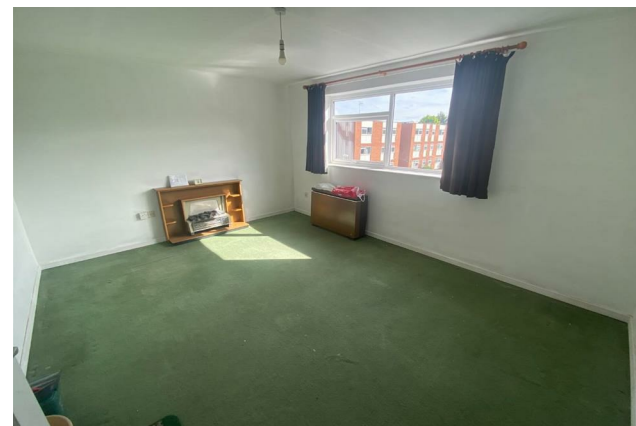
SERVICES: We have been advised by the vendor that mains electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric storage heating.

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.

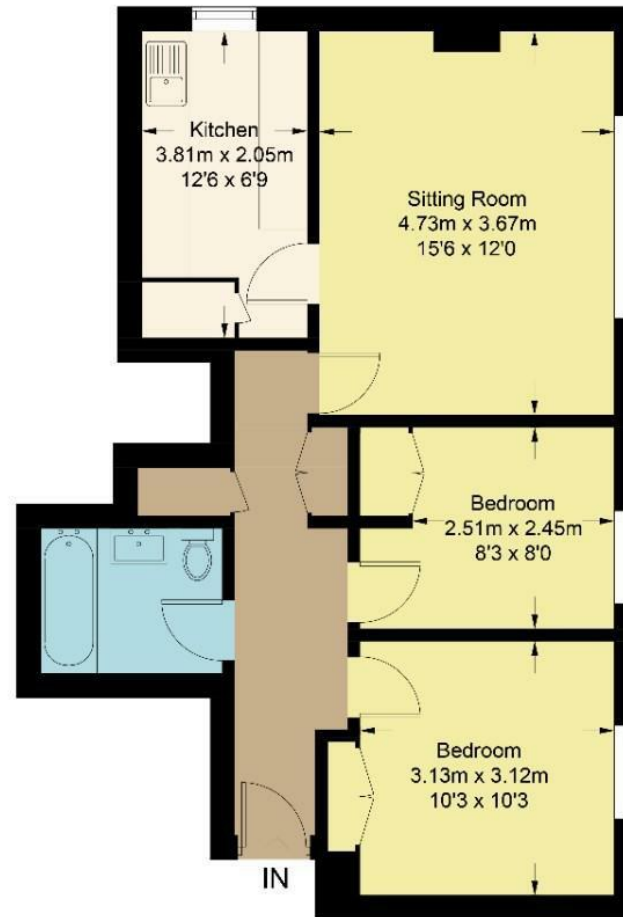
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.





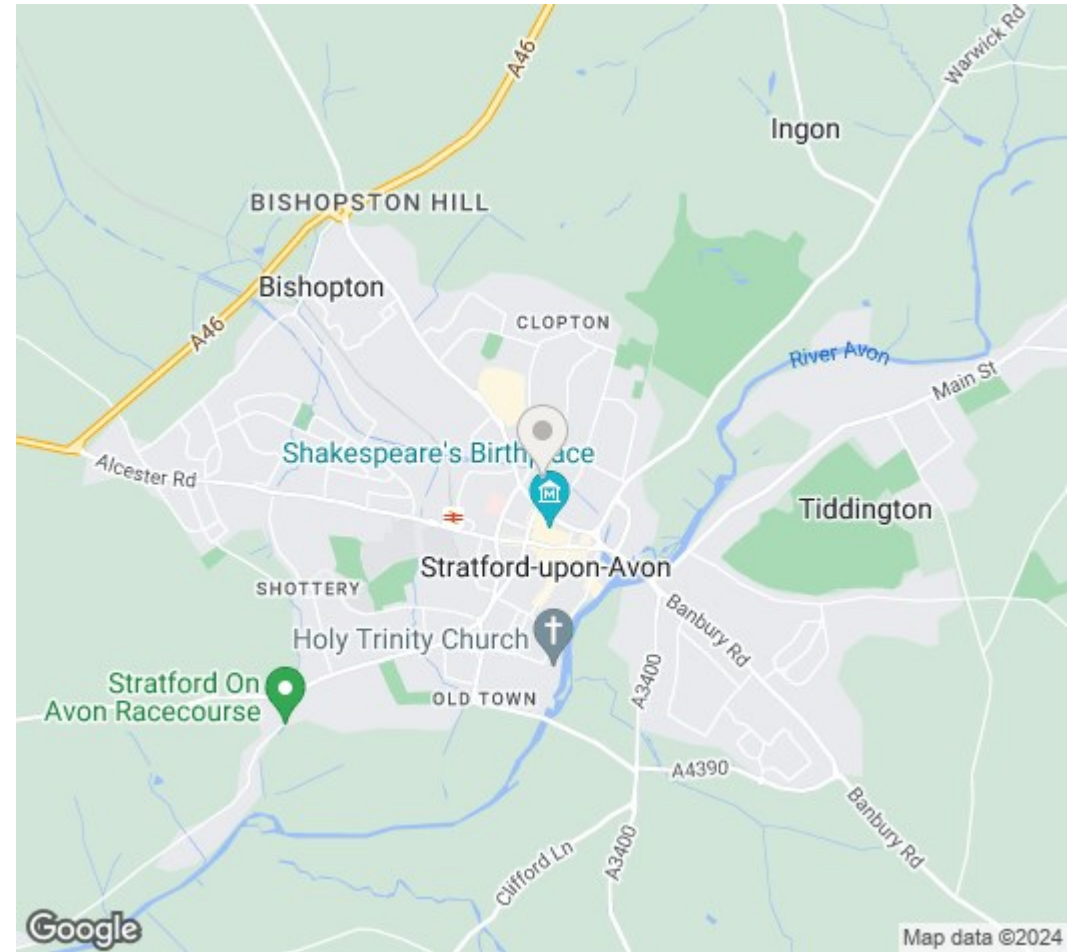
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Approximate Gross Internal Area = 58.9 sq m / 634 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.





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

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