



5 Paddock Lane, Stratford-upon-Avon, Warwickshire, CV37 9JE

- Walking distance to town centre
- Attractive leafy setting
- Ground floor apartment
- Mature communal gardens
- Two allocated parking spaces
- Sitting room
- Kitchen/breakfast room
- Re-fitted shower room
- Double bedroom



£145,000

Situated in a green leafy setting and within walking distance of the town centre is this ground floor double bedroom apartment in a block of just four, benefitting from its own front door. Sitting room, kitchen/breakfast room, double bedroom, re-fitted shower room, allocated parking, visitors parking and attractive communal gardens.

ACCOMMODATION

Front door leads to sitting room with electric pebble fire, understairs storage cupboard. Kitchen with dual aspect, single bowl single drainer sink unit with taps over and cupboards beneath, further cupboards and work surface, four ring electric hob with oven and grill below, space and plumbing for washing machine, space for fridge freezer. Inner hall with storage cupboard. Double bedroom. Re-fitted shower room with WC, wash basin and shower cubicle with electric shower. Outside, there is allocated visitors parking, and attractive communal gardens.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years from 25th December 1989. The current service/management fee is £1071.81 per year and ground rent is £69.20 per year. This should be checked by your solicitor before exchange of contracts.

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

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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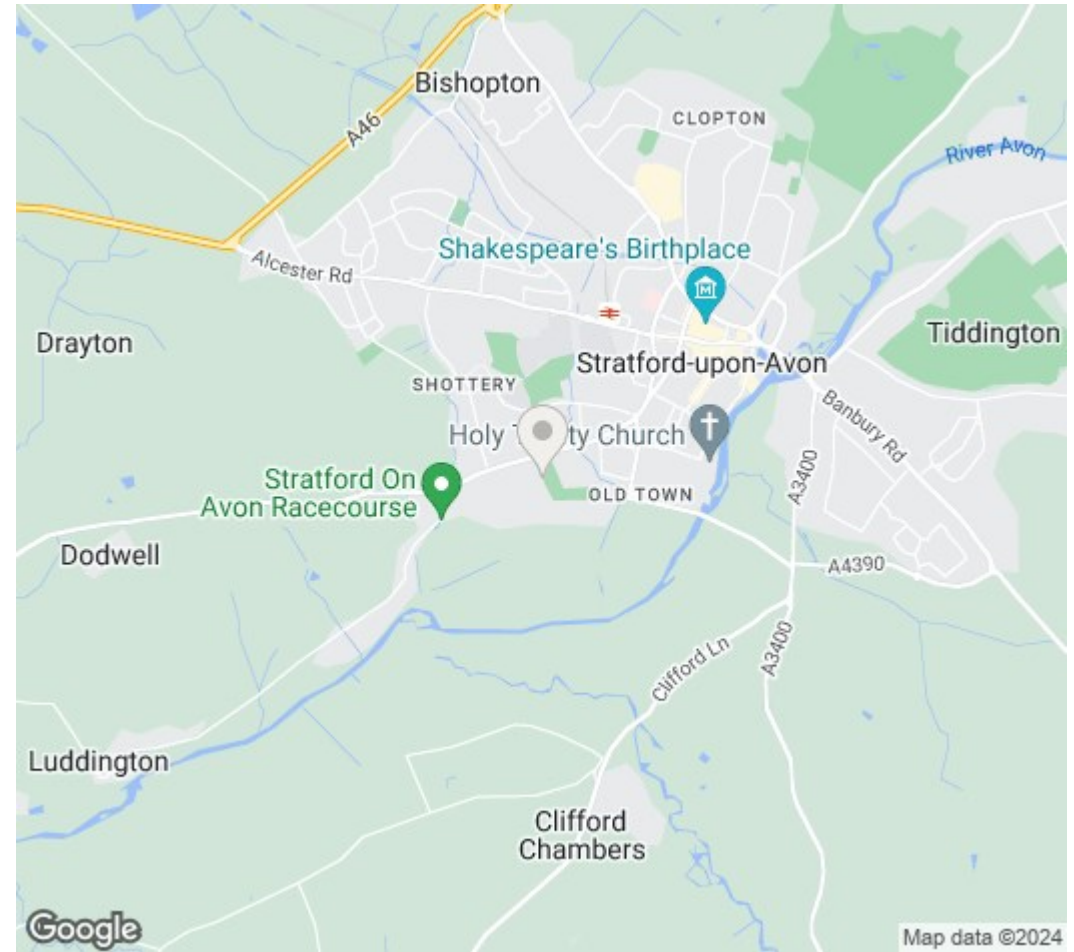
Floor Plan

Floor area 39.8 m² (428 sq.ft.)

TOTAL: 39.8 m² (428 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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