

Peter Clarke



Apartment 1, The Glass House John Street, Stratford-upon-Avon, Warwickshire, CV37 6UB

- Town centre investment opportunity
- Spacious ground floor apartment
- Open plan kitchen/dining/sitting room
- Bedroom with en suite bathroom
- Utility room
- Gross yield of 4.8%
- Viewing highly recommended



£175,000

**CALLING ALL INVESTORS.** Let on a fixed term until 2025 is this spacious one bedroom ground floor apartment located a stone's throw from the town centre of Stratford upon Avon. Currently let at £740 pcm providing a gross yield of 4.8%

**ACCOMMODATION**

Communal entrance leads to the apartment. Kitchen/dining/sitting room with window to front. Kitchen area with range of matching wall and base units with work top over incorporating one and a half bowl stainless steel sink with drainer and four ring ceramic hob with extractor fan hood over, integrated oven, dishwasher and low level fridge, wood effect flooring throughout. Utility room with window to rear, wall mounted boiler, space for washing machine. Bedroom with opaque window to rear, range of fitted wardrobes with mirrored sliding doors. En suite bathroom with opaque window to side, bath with shower over, wash hand basin, wc, chrome heated towel rail, part tiled walls, vinyl flooring.

**GENERAL INFORMATION**

**TENURE:** The property is understood to be leasehold for a term of 123 years from 2013. The current service charge is £600 pa and the ground rent £250 pa. 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.

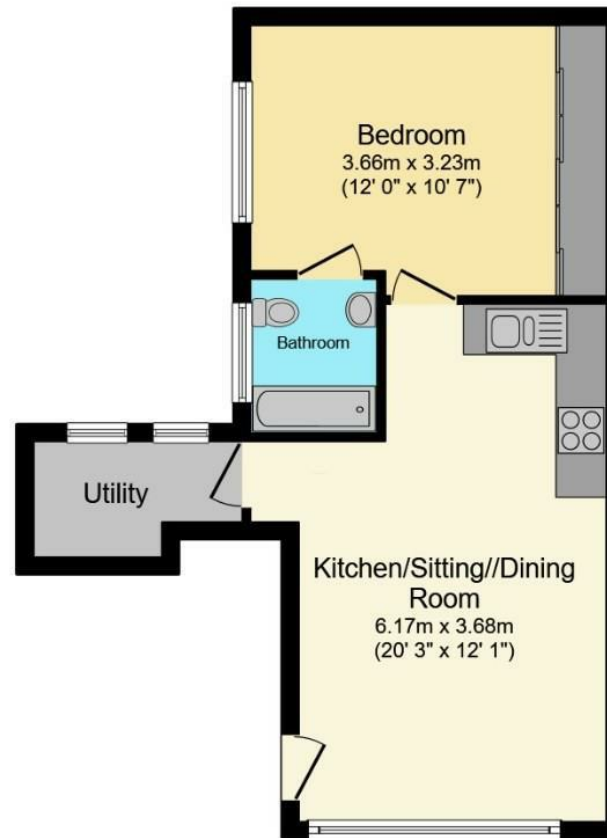
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.



# Flat 1, The Glass House, Stratford-upon-Avon



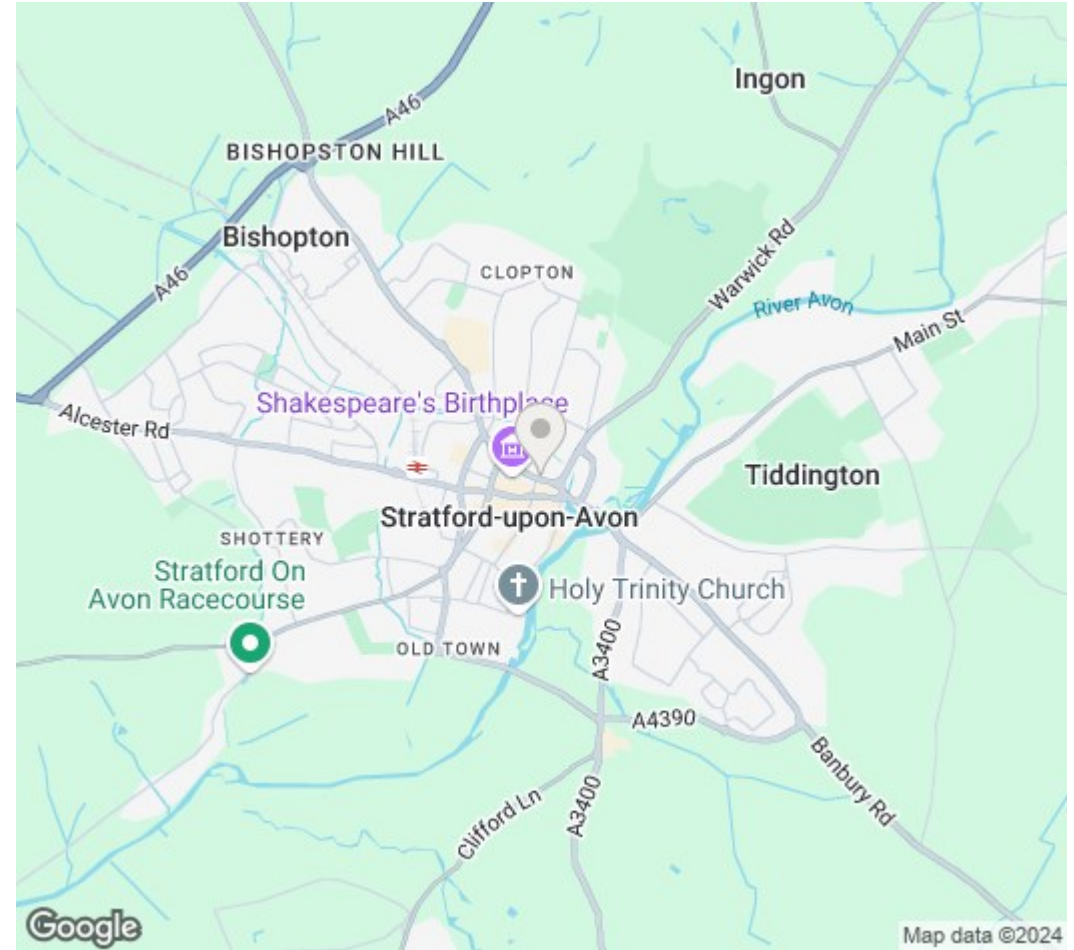
## Floor Plan

Floor area 41.4 m<sup>2</sup> (445 sq.ft.)

TOTAL: 41.4 m<sup>2</sup> (445 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 | www.peterclarke.co.uk

