



Peter Clarke

6 Welcombe Grange, Benson Road, Stratford-upon-Avon, CV37 6UU

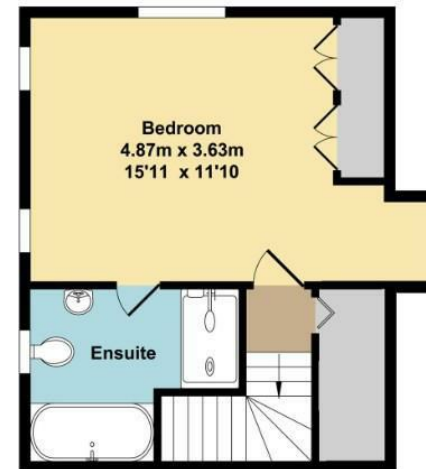
6 Welcombe Grange, 9 Benson Road, Stratford upon Avon
 Total Approx. Floor Area 126.73 Sq.M. (1364 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Ground Floor
 Approx. Floor Area 1.68 Sq.M. (18 Sq.Ft.)

2nd Floor
 Approx. Floor Area 30.85 Sq.M. (332 Sq.Ft.)



- One of Stratford's most sought after tree lined roads
- Superb duplex apartment to rear of block
- Outstanding large private balcony overlooking garden and trees beyond
- Excellent sitting/dining room with vaulted ceiling and double doors to fully fitted kitchen
- Two bedrooms and bathroom to first floor and superb second floor bedroom suite with en suite
- Two underground secure parking spaces
- Share of freehold
- Walking distance to the town centre



Guide Price £695,000

SHARE OF FREEHOLD. Situated on one of Stratford's most sought after tree lined roads is this stunning first floor three bedroom duplex apartment providing outstanding large private balcony overlooking the gardens and trees beyond. Main reception room with vaulted ceiling, double doors to fitted kitchen, two bedrooms and bathroom on the first floor and principal second bedroom suite with en suite. Secure underground parking for two cars and to be sold with a **SHARE OF THE FREEHOLD.**

ACCOMMODATION

A communal front door leads to

COMMUNAL HALL

with stairs and lift to first floor landing. The lift opens immediately by the front door of this apartment.

HALL

under stairs storage cupboard and cloaks cupboard.

UTILITY CUPBOARD

with built in washing machine.

SITTING/DINING ROOM

with high vaulted ceiling, two roof windows, French doors to large private **BALCONY** overlooking the communal garden and trees beyond, with railings. Double doors to

KITCHEN

with range of cupboards and work surface including sink, four ring electric hob with filter hood over, built in dishwasher, built in oven,

grill and microwave, built in fridge freezer, gas heating boiler.

BEDROOM TWO

double doors to wardrobe.

BEDROOM THREE/STUDY

fitted wardrobes.

BATHROOM

with wc, wash basin and bath with shower attachment, ladder towel rail and downlighters.

SECOND FLOOR LANDING

with access to hot water tank.

PRINCIPAL BEDROOM

triple aspect, with fitted wardrobes and drawers.

EN SUITE

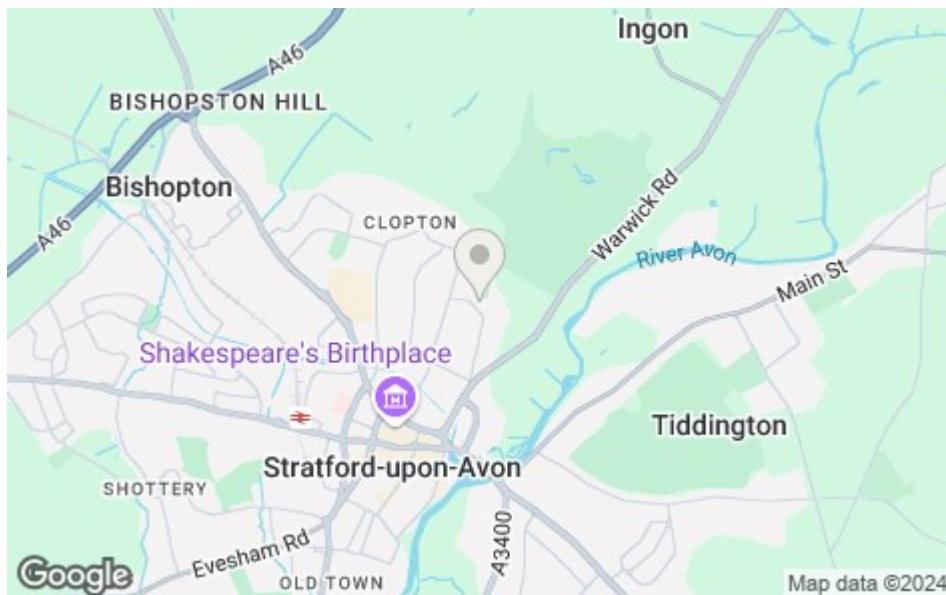
with wc, wide wash basin with drawers below and large shower cubicle, tiled floor, chrome heated towel rail, fitted cupboards and surface.

OUTSIDE

There is gated underground parking for two vehicles. Visitors parking.







COMMUNAL REAR GARDENS

which are lawned with mature trees and planting.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a terms of 125 year lease from 2006 and is to be sold with a share of the freehold. There is a current maintenance charge of approximately £3,600 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 F.

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.

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.





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