

Peter Clarke



20 Wellington Avenue, Meon Vale, Stratford-upon-Avon, CV37 8WB

- First floor maisonette
- Two double bedrooms
- Kitchen and sitting/dining space
- Allocated parking
- Large outside lockable storage space
- Ideal investment property or first time buy
- NO CHAIN



£160,000

Being offered with NO CHAIN, a two double bedroom first floor maisonette with allocated parking space. Accommodation comprises a large sitting/dining space, kitchen, two double bedrooms and a bathroom. The property also benefits from communal grounds to the front and rear of the maisonette. Ideal investment property currently let at £950pcm providing a 6.9% gross yield based on the asking price.

ACCOMMODATION

Entrance hallway with stairs rising to the first floor. Kitchen fitted with a range of wall and base units with work top over, stainless steel sink and drainer, window to rear overlooking communal gardens and fields, space for fridge freezer, space for washing machine and an integrated cooker and hob. The combi-boiler is also housed here. Sitting/dining area with window to rear, a large L shaped room. Large double Bedroom 1 with window to front. Second double Bedroom with window to front. Bathroom fitted with a white suite comprising bath with shower over, wc, wash hand basin, extractor fan, obscure window to rear.

Outside there is an allocated car parking space and the property also benefits from a large outside lockable storage space for both this and the neighbouring maisonette.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years from 2014 although we have not seen evidence. The annual ground rent £150 and there is a current service charge of £765 per annum. This should be checked by your solicitor before exchange of contracts.

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

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: B A full copy of the EPC is available at the office if required.

AGENTS NOTE: Previous marketing images have been used.

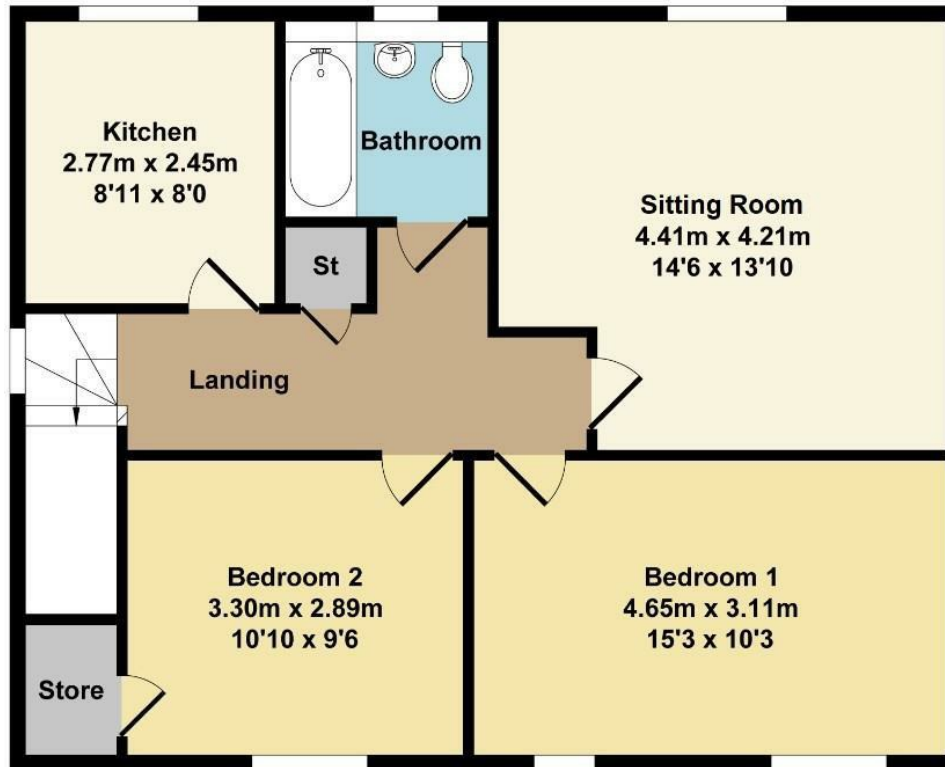
VIEWING: By Prior Appointment with the selling agent.



Wellington Avenue, Meon Vale

Total Approx. Floor Area 65.20 Sq.M. (702 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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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