

Peter Clarke



17 Hertford Road, Stratford-upon-Avon, Warwickshire, CV37 9AN

- Ground floor one bedroom apartment
- Recently refreshed, redecorated and refitted bathroom
- Convenient location close to amenities and the town centre
- Ideal first time buy, downsize or investment property
- Spacious accommodation
- Viewing highly recommended
- EPC Rating C



Offers Over £130,000

NO CHAIN. A recently refreshed one bedroom ground floor apartment located in a popular residential area. Further benefits include a new bathroom, spacious bedroom and useful external store cupboard. EPC Rating C.

ACCOMMODATION

Entrance hall with wood effect flooring, double cloaks cupboard, and linen cupboard. Sitting/dining room with windows to front and side, wood effect flooring. Kitchen with window to front, range of matching wall and base units with work surface over incorporating stainless steel sink with drainer and four ring electric hob with extractor fan hood over, integrated oven, space for appliances, pantry cupboard and boiler cupboard housing combination boiler, wood effect flooring. Double bedroom with window to rear. Bathroom with opaque window to rear, bath with shower over, wash hand basin and wc unit with low level cupboards, heated towel rail, vinyl flooring.

Outside is a store cupboard. Further communal areas including washing line and lawns to front.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years from 1994. The service charge is £231.52 quarterly and the ground rent £2.50 quarterly, from February 2024. 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 B.

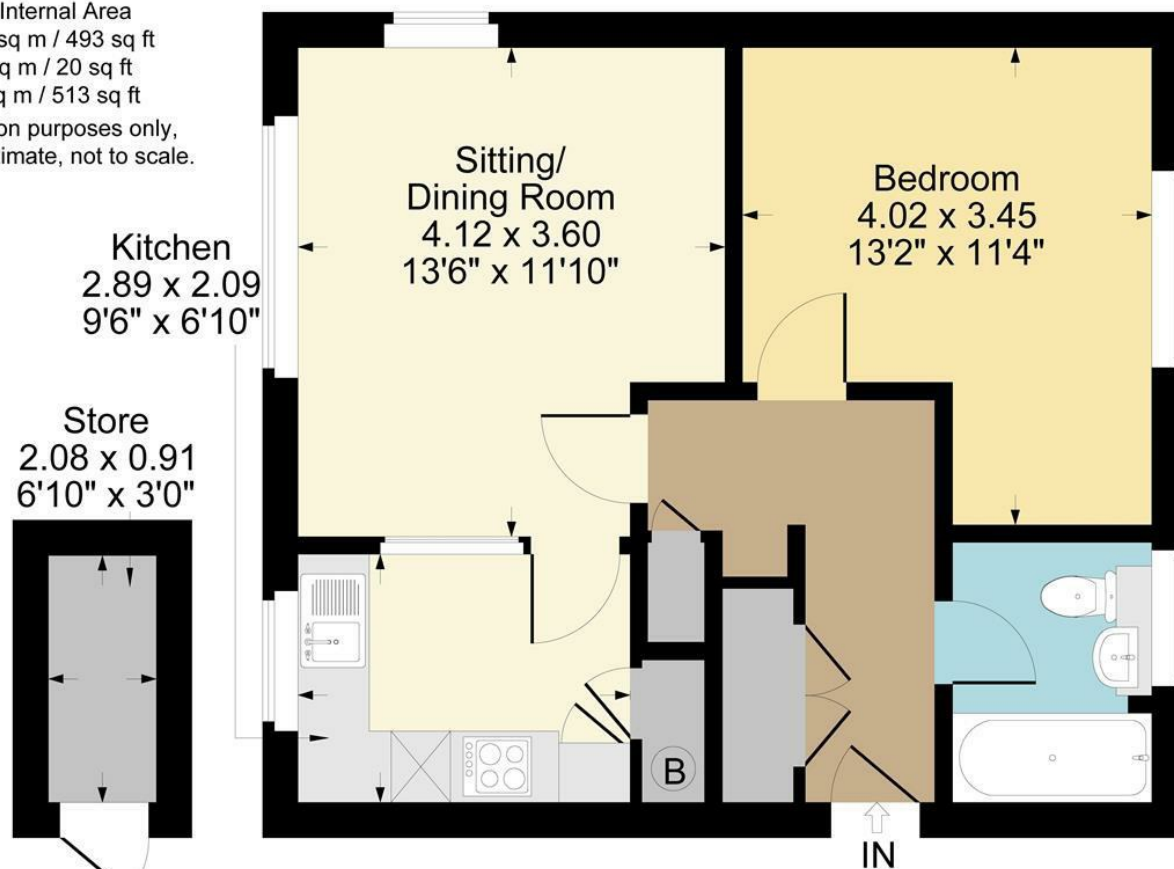
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.



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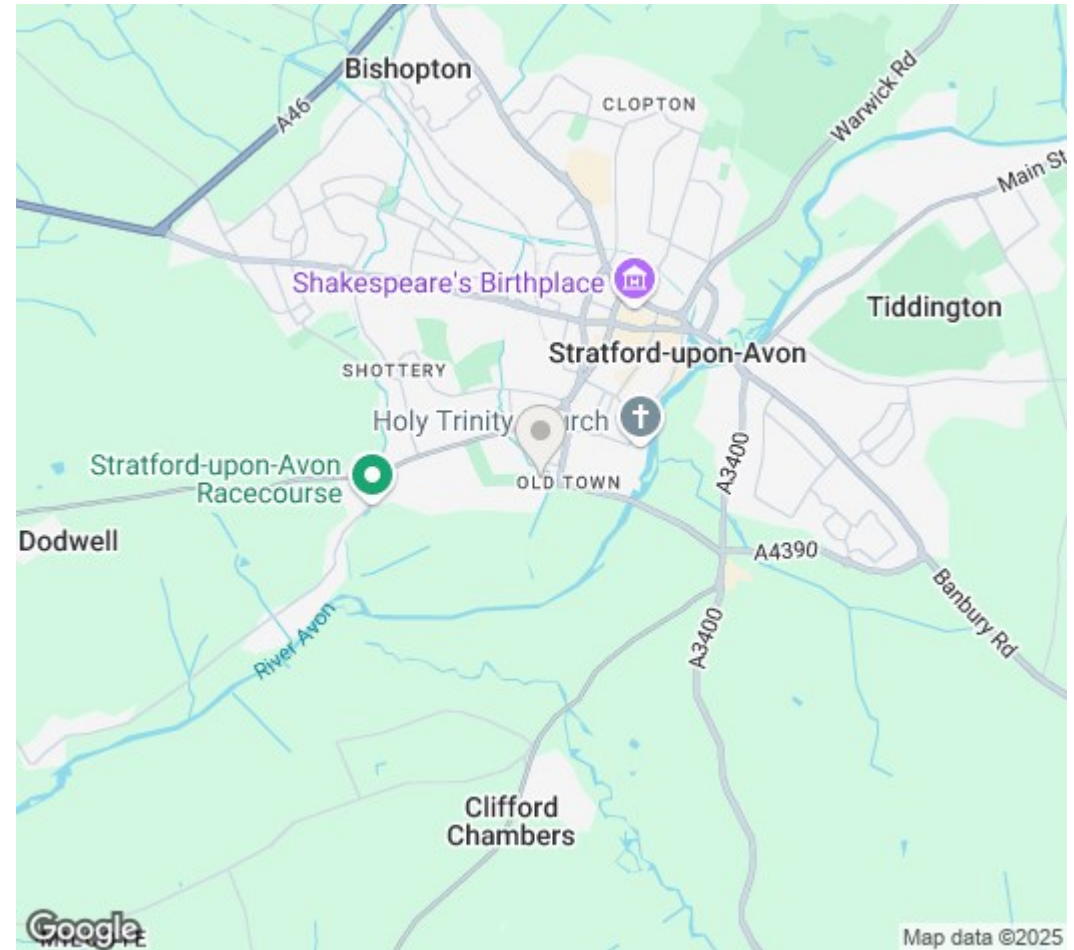
Approximate Gross Internal Area
Ground Floor = 45.79 sq m / 493 sq ft
Outbuilding = 1.89 sq m / 20 sq ft
Total Area = 47.68 sq m / 513 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Outbuilding

Ground Floor





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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serving South Warwickshire & North Cotswolds

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