



Peter Clarke

41 Huxley Court, Stratford-upon-Avon, Warwickshire, CV37 0BG

- Ground floor apartment
- Walking distance to town centre
- Very close to Maybird Shopping Centre
- Hall, sitting room, kitchen, bedroom and bathroom
- Allocated parking
- NO CHAIN



£139,950

NO CHAIN. Situated close to the Maybird Shopping Centre and within walking distance of the town centre is this double bedroom ground floor apartment with allocated parking.

#### ACCOMMODATION

A front door leads to hall. Sitting room. Kitchen with range of cupboards and work surface with single bowl, single drainer sink, four ring gas hob with oven and grill below, space and plumbing for washing machine, space for fridge freezer. Double bedroom. Bathroom with wc, wash basin and bath with electric shower over and shower screen.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold on a 125 year lease from 2007. We are awaiting ground rent and maintenance charges. 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.

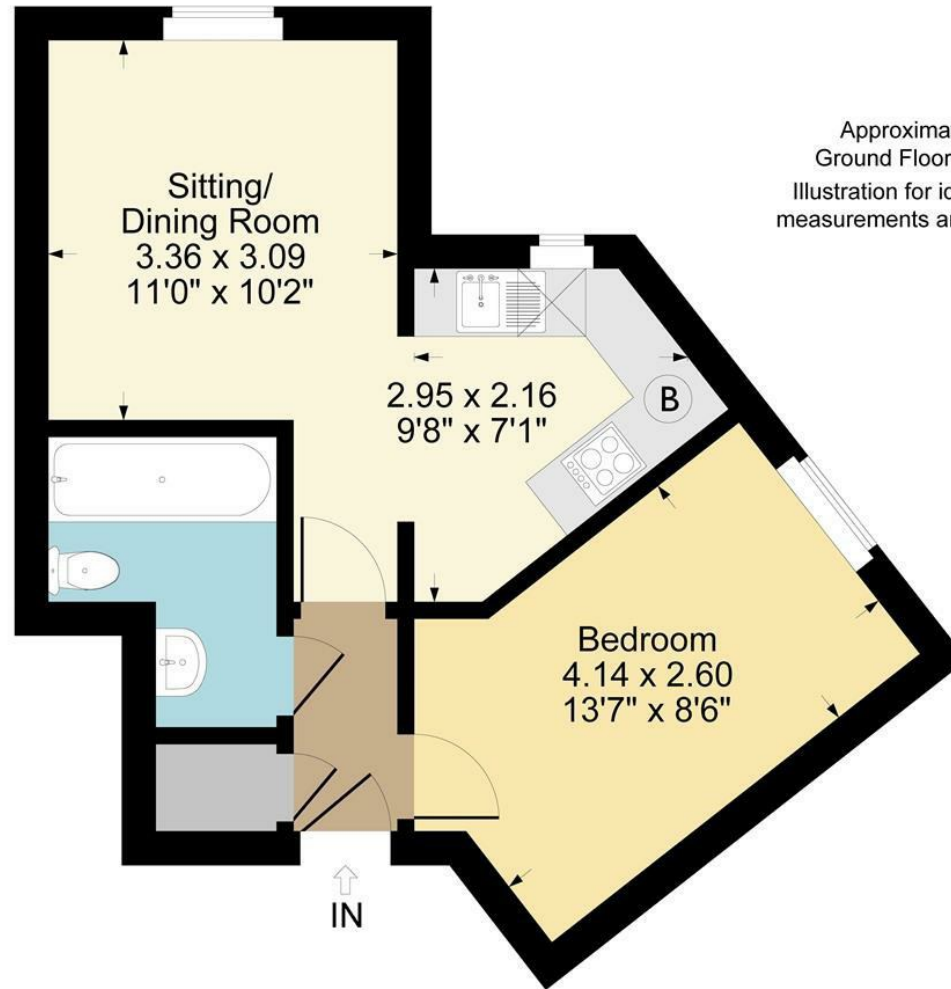
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

**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.



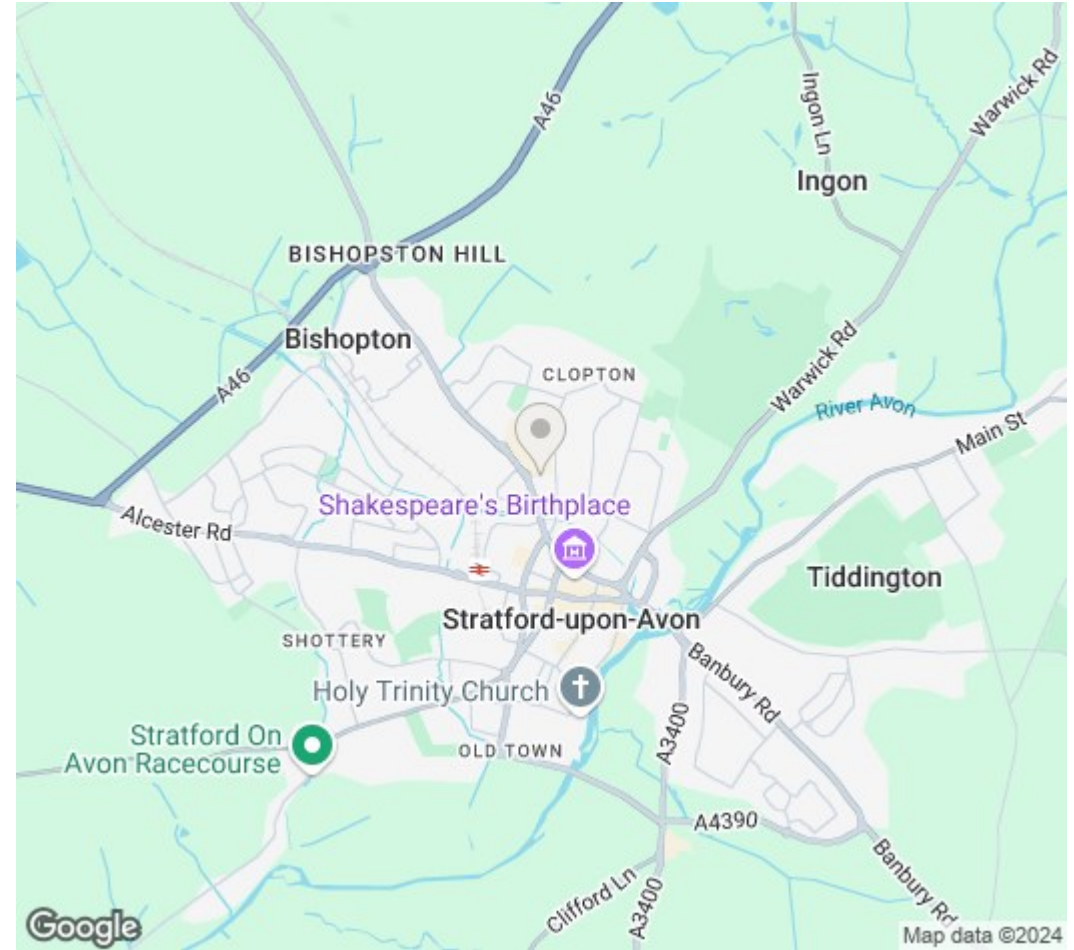
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Approximate Gross Internal Area  
Ground Floor = 37.61 sq m / 405 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

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

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

