

Peter Clarke



17 Woodman Court, Stratford-upon-Avon, CV37 6SP

- NO CHAIN
- Ground floor apartment
- Permit parking available
- Very convenient location
- Spacious accommodation



£166,500

NO CHAIN. A spacious two bedroom ground floor apartment located close to the Maybird Retail Park and just beyond the town centre. The apartment would make an ideal first time buy, downsize, or investment property.

ACCOMMODATION

Entrance hall leads to sitting/dining room with two windows to front, cupboard with shelving, further linen cupboard with shelving. Updated kitchen with window to rear and extractor fan, range of matching wall and base units, work surface incorporating stainless steel sink with drainer, space for cooker and further appliances, pantry cupboard, broom cupboard and gas meter. Rear hall with thin double cupboard. Double bedroom with window to rear. Bedroom with windows to rear and side, high level boiler cupboard housing combination boiler. Bathroom with opaque window to side, bath with electric shower over, wc, wash hand basin, part tiled walls.

Outside there is a private storage cupboard, communal washing lines, permit parking to front and side.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years from 2016. The ground rent is £150 per annum and the service charge is £1,331 per annum. 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.

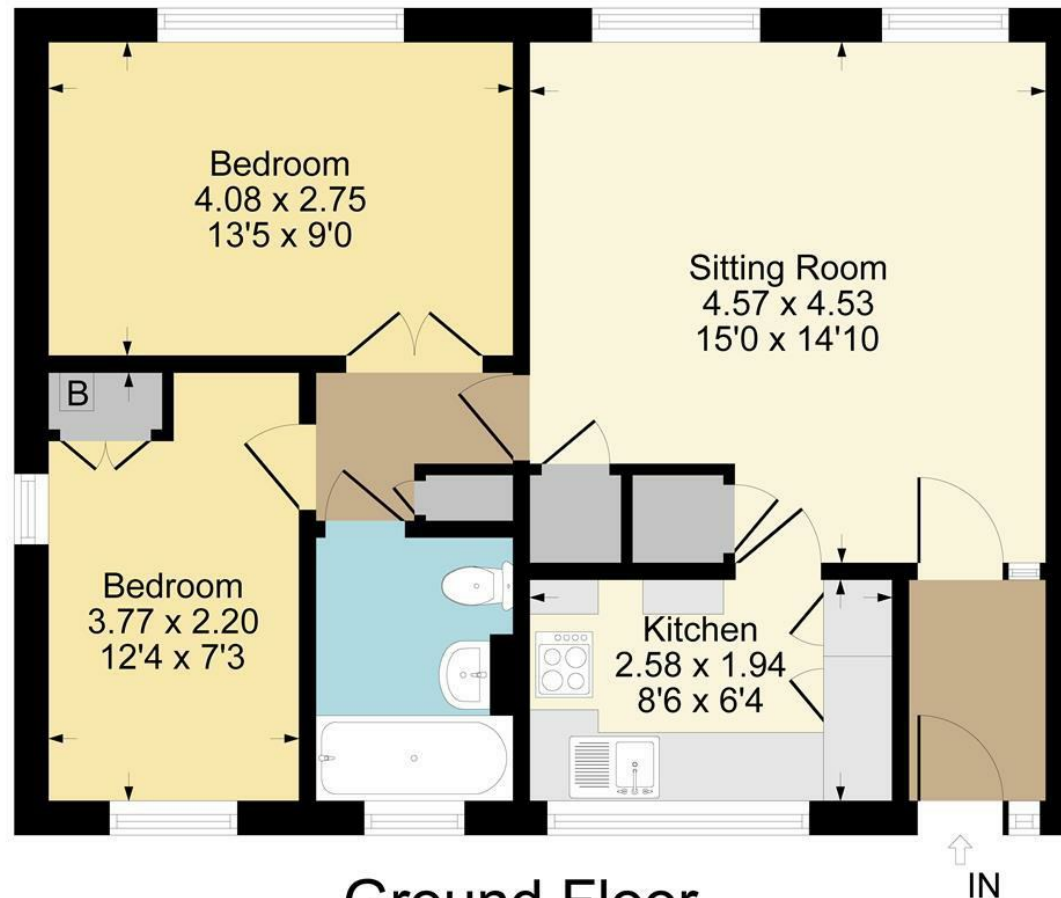
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.



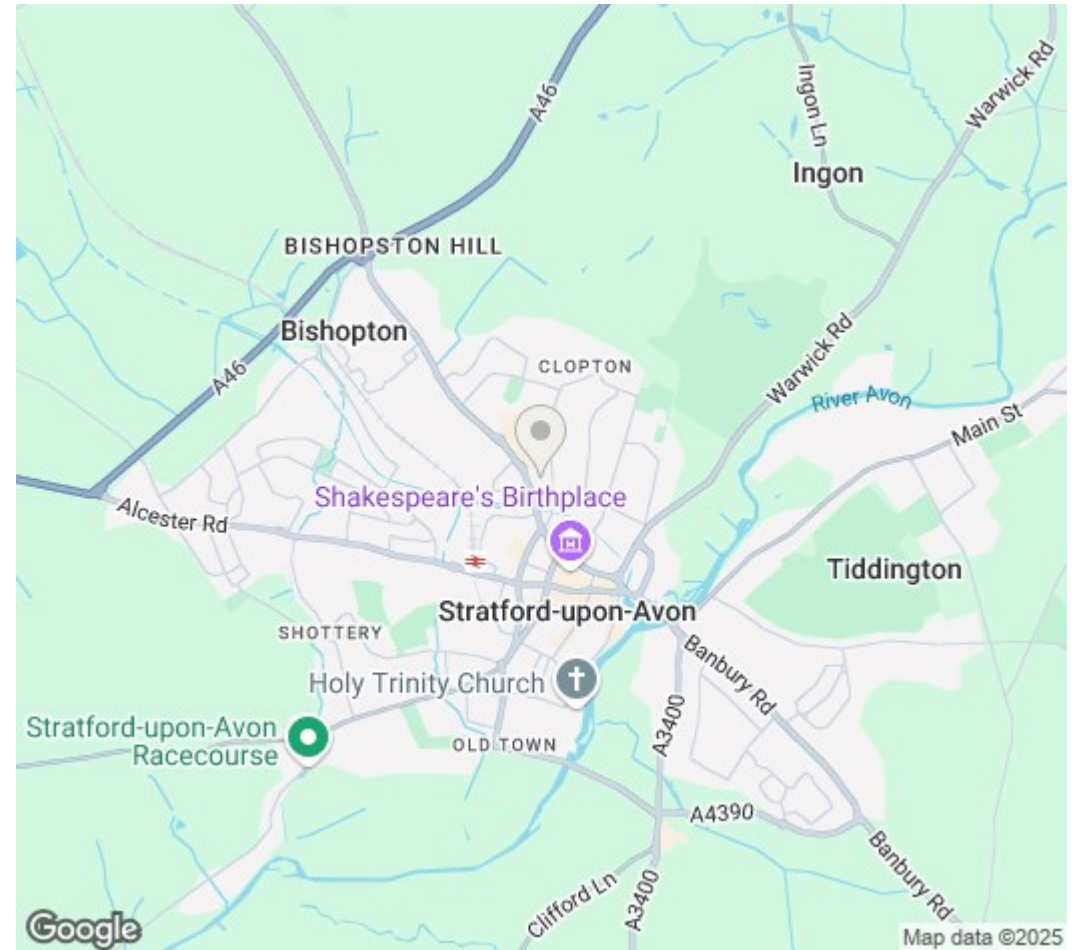
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Ground Floor

Approximate Gross Internal Area = 58.34 sq m / 628 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.





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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