

Peter Clarke



1 Montague Court, 89 Shipston Road, Stratford-upon-Avon, CV37 7LW

- Immaculately presented accommodation with high quality finish
- Approx. 771 sq.ft.
- Large open plan sitting/dining/kitchen with bay window
- Master double bedroom with en suite bathroom
- Second double bedroom
- Shower room
- Allocated parking and visitor's parking
- Communal gardens
- No chain



Guide Price £370,000

Absolutely immaculate, high quality finish, two double bedroom ground floor apartment situated within walking distance of the town centre in this smart, small development with parking. Approx. 771 sq.ft. open plan kitchen/dining/living room with bay window, master bedroom with en suite bathroom, second double bedroom, shower room. Allocated parking, communal gardens. NO CHAIN.

ACCOMMODATION

Front door leads to hall with oak floor. Shower Room with WC, wash basin and large shower cubicle, tiled walls, chrome heated towel rail and downlighters. Open Plan Sitting/Dining/Kitchen with bay window to front, oak floor, kitchen area with one and half bowl sink with taps over and cupboards beneath, further cupboards and work surface, built in dishwasher, built in washer/dryer, built in fridge and built in freezer, four ring electric hob with oven and grill below and filter hood over, Worcester gas heating boiler, tiled floor. Bedroom One with built in wardrobes. En Suite with WC, wash basin and double ended bath with shower over and shower screen, tiled walls, tiled floor, chrome heated towel rail, downlighters. Bedroom Two with oak floor. Outside, there is one allocated parking space, shared visitor's parking space, communal garden, bin store and bike store.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold held on a 125 year lease from 2005. The current service charge is £1,460.60 per annum and ground rent is £150 per annum. This should be checked by your solicitor before exchange of contracts.

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

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.

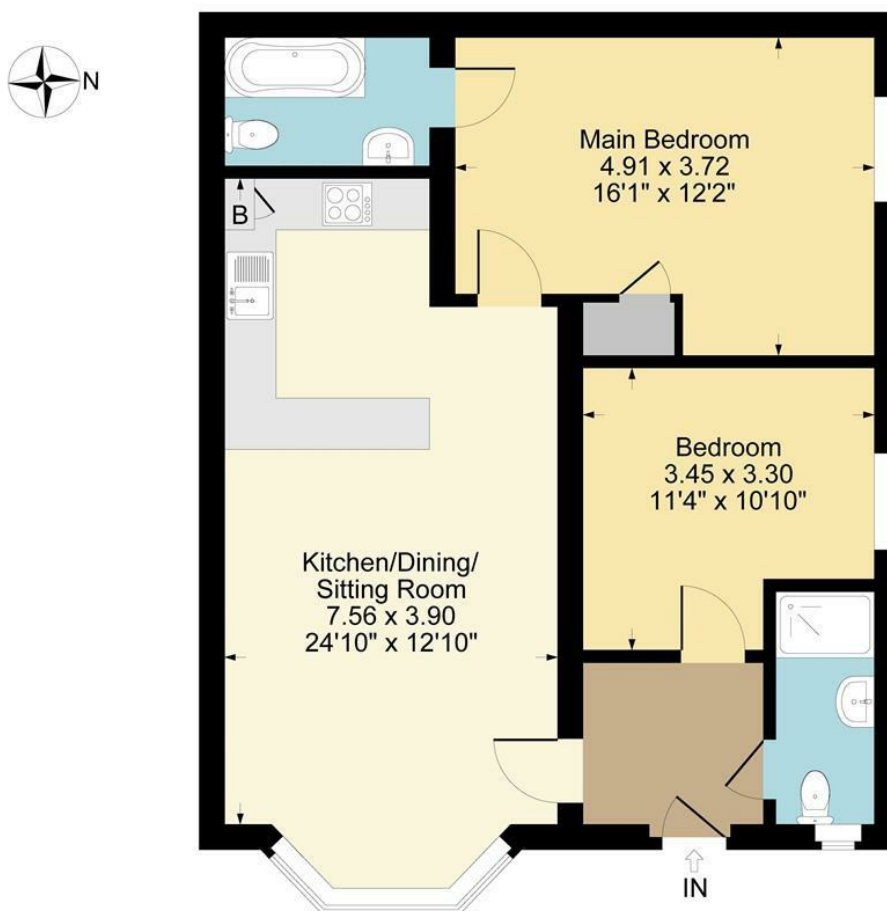
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

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.



1 Montague Court, Shipston-on-Stour



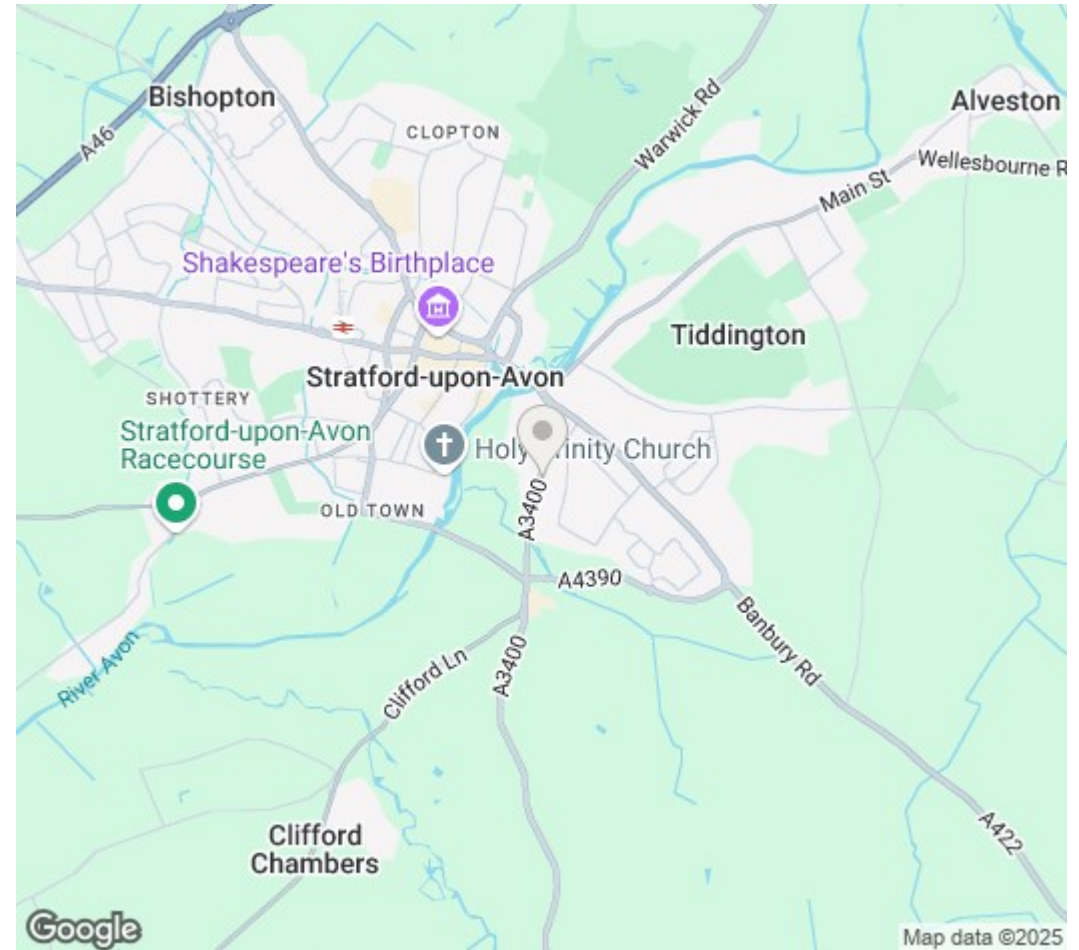
Ground Floor

Approximate Gross Internal Area
Ground Floor = 71.64 sq m / 771 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

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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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