

A photograph of a two-story brick house with a balcony. The house has a brown brick exterior and a white balcony railing. A large evergreen tree is on the left, and a green lawn is in the foreground. A path of stepping stones leads to the front door. A dark blue banner with white text is in the top right corner.

Peter Clarke

Flat 3 Elsinore, Warwick Court, Stratford-upon-Avon, CV37 6YN

- Two double bedrooms
- Walking distance of Stratford upon Avon town centre
- Garage
- Share of Freehold
- Extended lease
- Well presented throughout
- Communal gardens



Offers Over £250,000

Located off the prestigious Maidenhead Road and within walking distance of the town centre is this two double bedroom ground floor apartment boasting its own front door, a GARAGE and SHARE OF FREEHOLD. Including a refitted kitchen and being well presented throughout this property is a rare find.

ACCOMMODATION

Access to the property can be via a private door direct into your sitting room and close to your parking or via communal hall. Entrance Hall with door to storage cupboard. Re-fitted John Lewis kitchen with matching wall, base and drawer units with granite work surface over and incorporating one and a half bowl stainless sink, integrated four ring electric hob, oven, grill, space for fridge freezer and washing machine, built in breakfast bar, pull out larder. Sitting Room, dual aspect with door to side. Main Bedroom with built in wardrobe, and Second Bedroom with built in storage, both overlooking communal gardens. Shower Room with large shower cubicle, WC and pedestal wash hand basin, wall mounted heated towel rail, door to airing cupboard housing boiler. Outside, the property benefits from use of communal gardens, although the position of the gardens and the location of the apartment allows for a private feel. The apartment also comes with a garage and parking is available via one resident's permit and one visitor's permit.

GENERAL INFORMATION

TENURE: The property is understood to have a share of the freehold with 937 years remaining on the lease. Annual service charge, of which the most recent was £1782. This should be checked by your solicitor before exchange of contracts.

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

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.

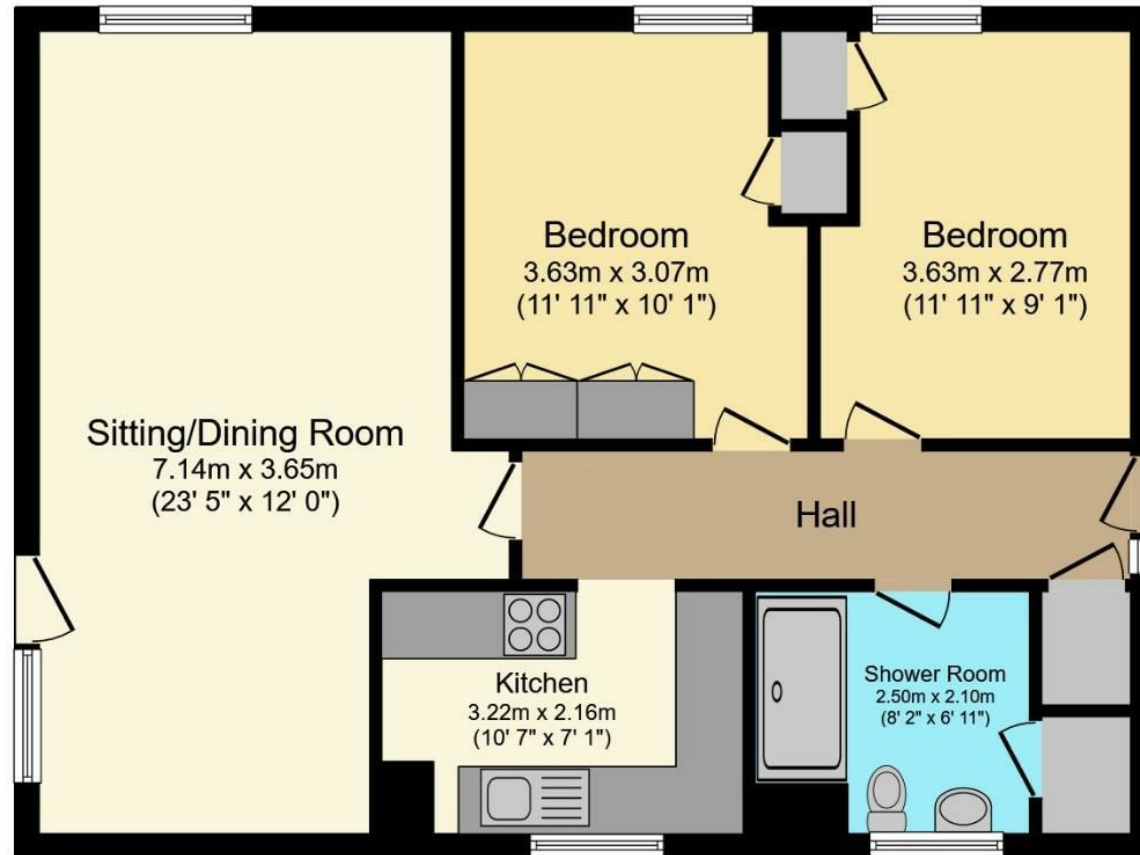
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.



3 Elsinore, Warwick Court, Stratford-upon-Avon



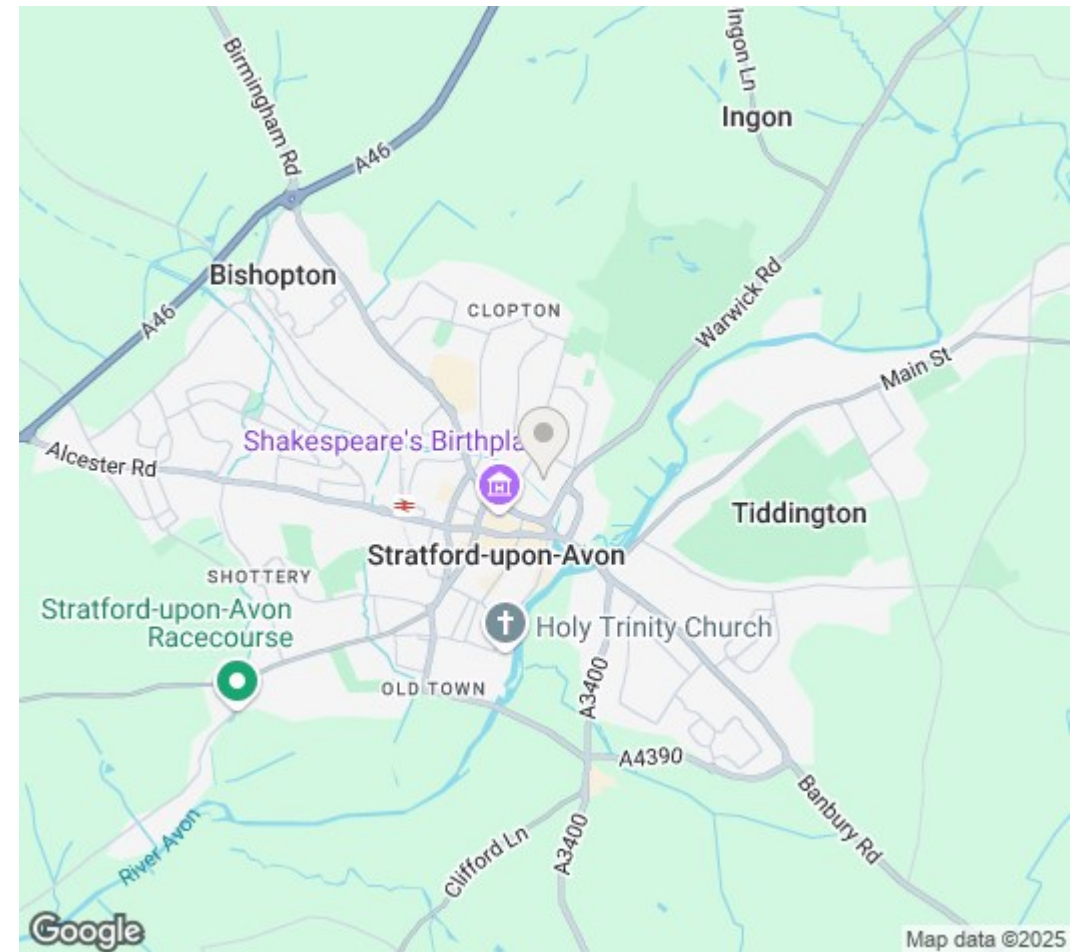
Floor Plan

Floor area 69.4 sq.m. (747 sq.ft.)

Total floor area: 69.4 sq.m. (747 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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