

Peter Clarke



70 Addison Drive, Stratford-upon-Avon, Warwickshire, CV37 7PL

- Top floor flat
- Views to front and rear
- Two bedrooms, bathroom and en suite shower room
- Open plan sitting/dining room and kitchen
- Communal gardens
- No through road
- Ideal first time buy or investment property
- Viewing highly recommended



Offers Over £179,500

A very well presented two bedroom, two bathroom, top floor flat with views and allocated parking space.

ACCOMMODATION

The apartment is found on the second floor with entrance hall having loft hatch, storage cupboard and wood effect flooring. Open plan sitting/dining room with window to front and wood effect flooring. Opens to kitchen with window to side, range of matching wall and base units with work top over incorporating one and a half bowl stainless steel sink with drainer and four ring gas hob with extractor fan hood over, integrated oven, fridge freezer and washer dryer. Boiler cupboard housing combination boiler, wood effect flooring. Bedroom with window to front, fitted wardrobes, wood effect flooring. En suite shower room with shower cubicle, wash hand basin, wc, tiled walls and flooring. Bedroom with window to rear. Bathroom with window to rear, bath with shower attachment, wash hand basin unit, wc, tiled walls.

Outside there is an allocated parking space, bin shed and store. Communal garden. Visitors parking.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years from 2007. The annual service charge is £2,033.44 and the annual ground rent is £250. Pets allowed with permission. 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.

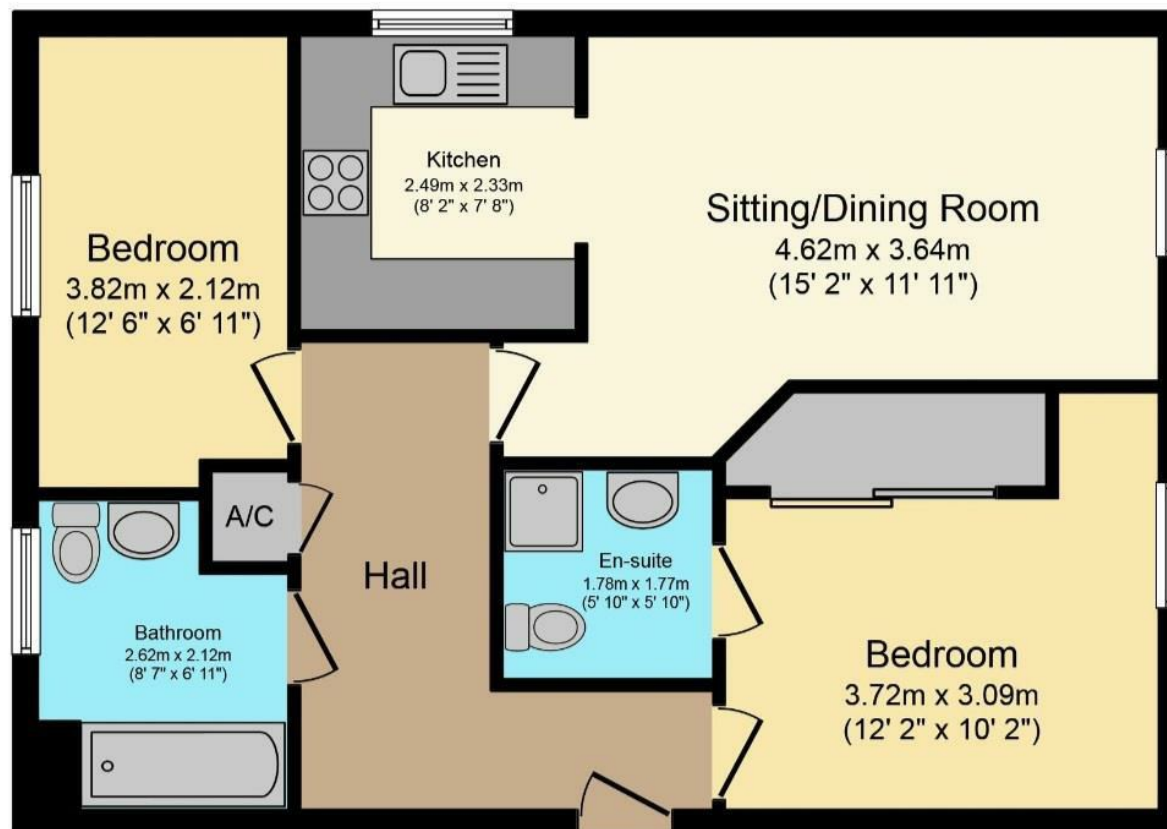
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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.



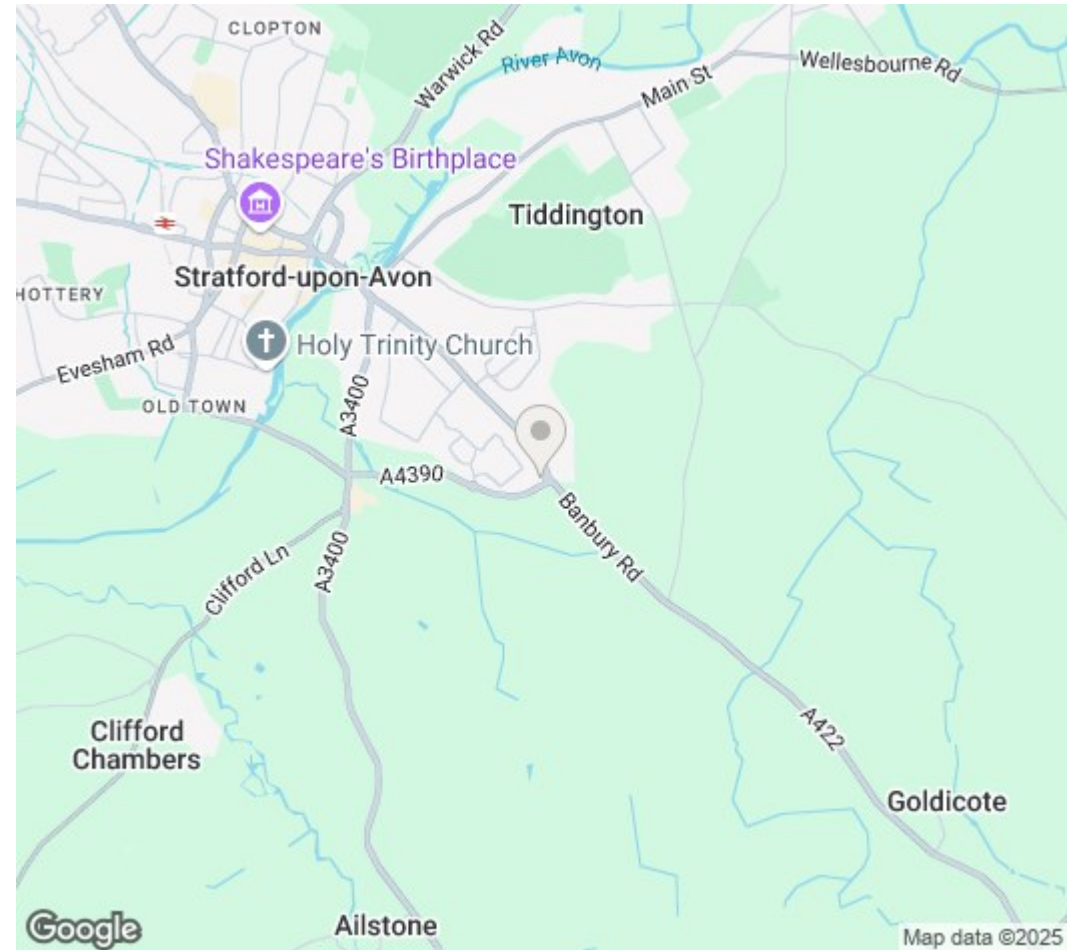


Floor Plan

Floor area 62.0 sq. m. (667 sq. ft.) approx

Total floor area 62.0 sq. m. (667 sq. ft.) approx





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