

Peter Clarke



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

- Top floor apartment
- Views overlooking Stratford upon Avon
- Two bedrooms, bathroom and en suite shower room
- Open plan sitting/dining room and kitchen
- Well maintained communal gardens
- No through road
- Ideal first time buy or investment property
- Viewing highly recommended
- Short walks into the town Centre
- Bus routes and highly regarded Ofsted schools close by



Offers Over £171,500

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.

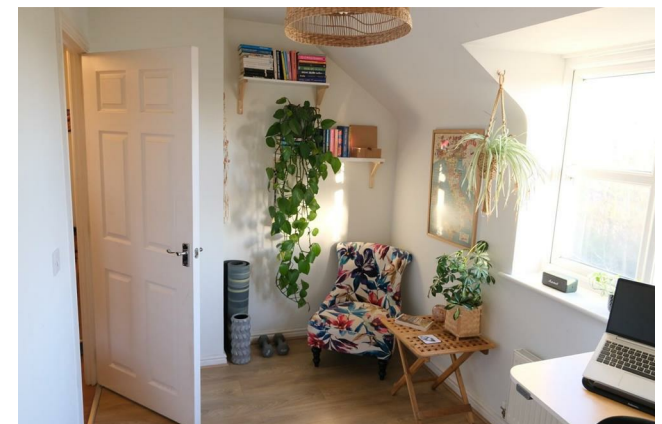
SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

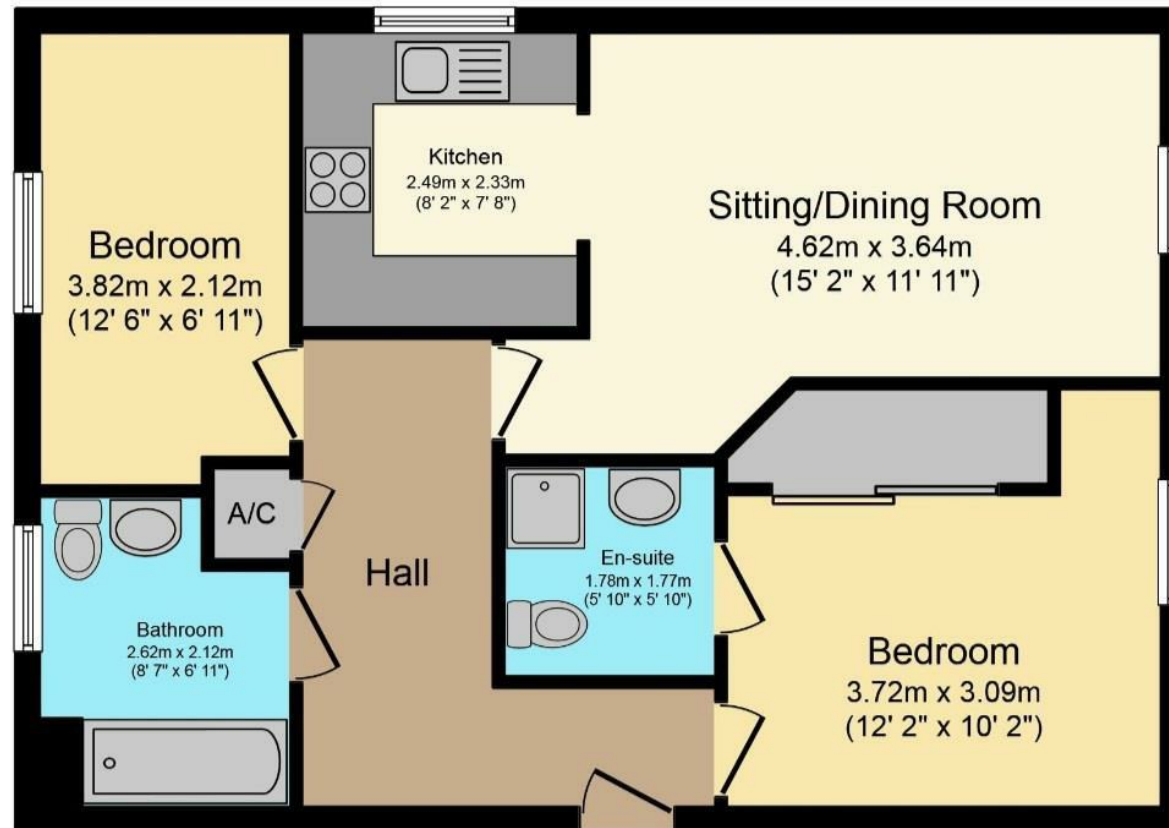
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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.

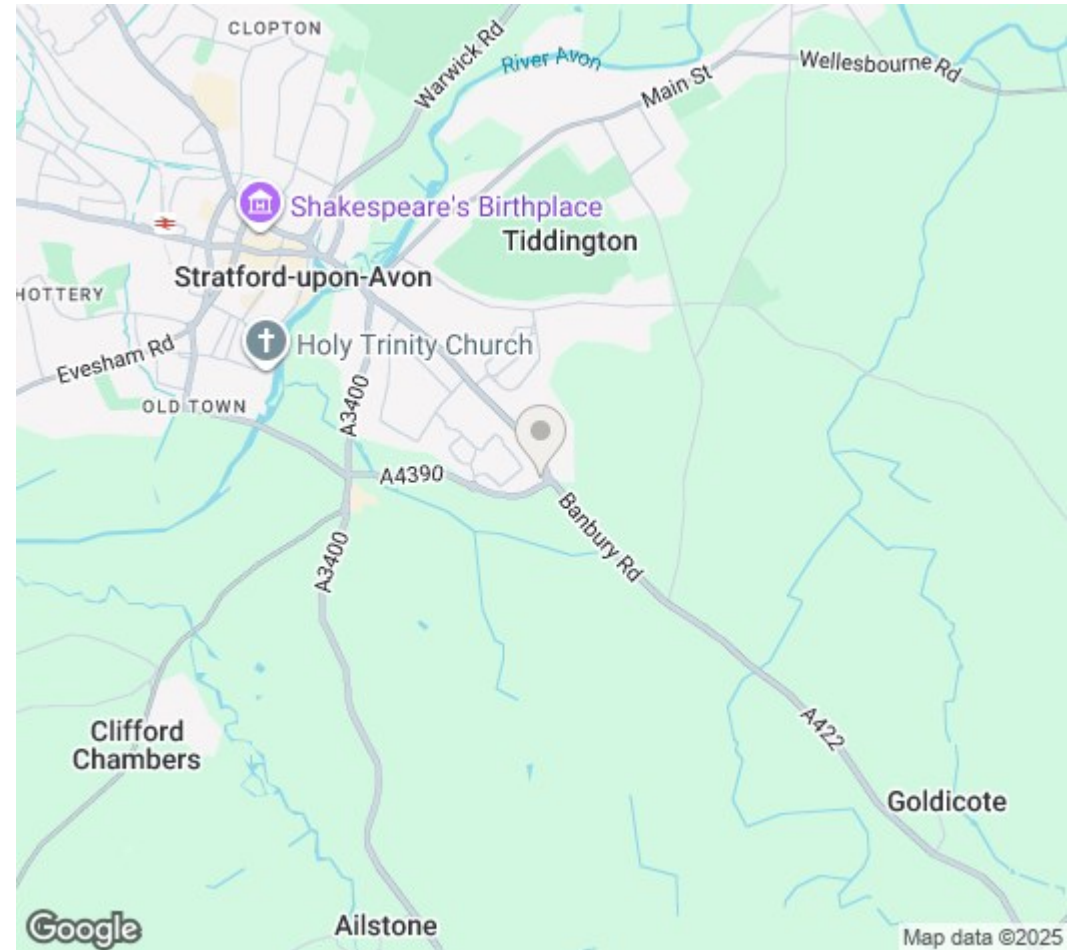




Floor Plan

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

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



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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