

Peter Clarke



2 Capulet House, John Street, Stratford-upon-Avon, Warwickshire, CV37 6FE

- Private front door
- Ground floor
- Walking distance of the town centre
- Allocated parking space
- Recently redecorated
- Ideal lock up and leave



Offers Over £190,000

Located in the heart of the town centre, this one bedroom ground floor apartment offers the convenience of its own private entrance along with the added benefit of allocated, secure, gated parking. Ideal for first time buyers, downsizers or investors, this property combines privacy with a prime central location just steps away from local shops, cafes and transport links.

ACCOMMODATION

The front entrance leads into an internal porch area/hallway. Sitting room with decorative fireplace surround and mantle over, door to storage cupboard. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer, integrated fridge, freezer, oven, four ring electric hob, dishwasher and washer/dryer, door to outside allowing access to parking. Bedroom with two built in wardrobes. Bathroom with white suite comprising bath with shower over, wc, wash hand basin, wall mirror.

Outside is an allocated parking space adjacent to the back door, which is accessed via a gated entrance.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years with 100 still remaining. This should be checked by your solicitor before exchange of contracts. The current owner is in the process of completing a deed of variation in relation to removing the escalating ground rent. This will be in place by completion.

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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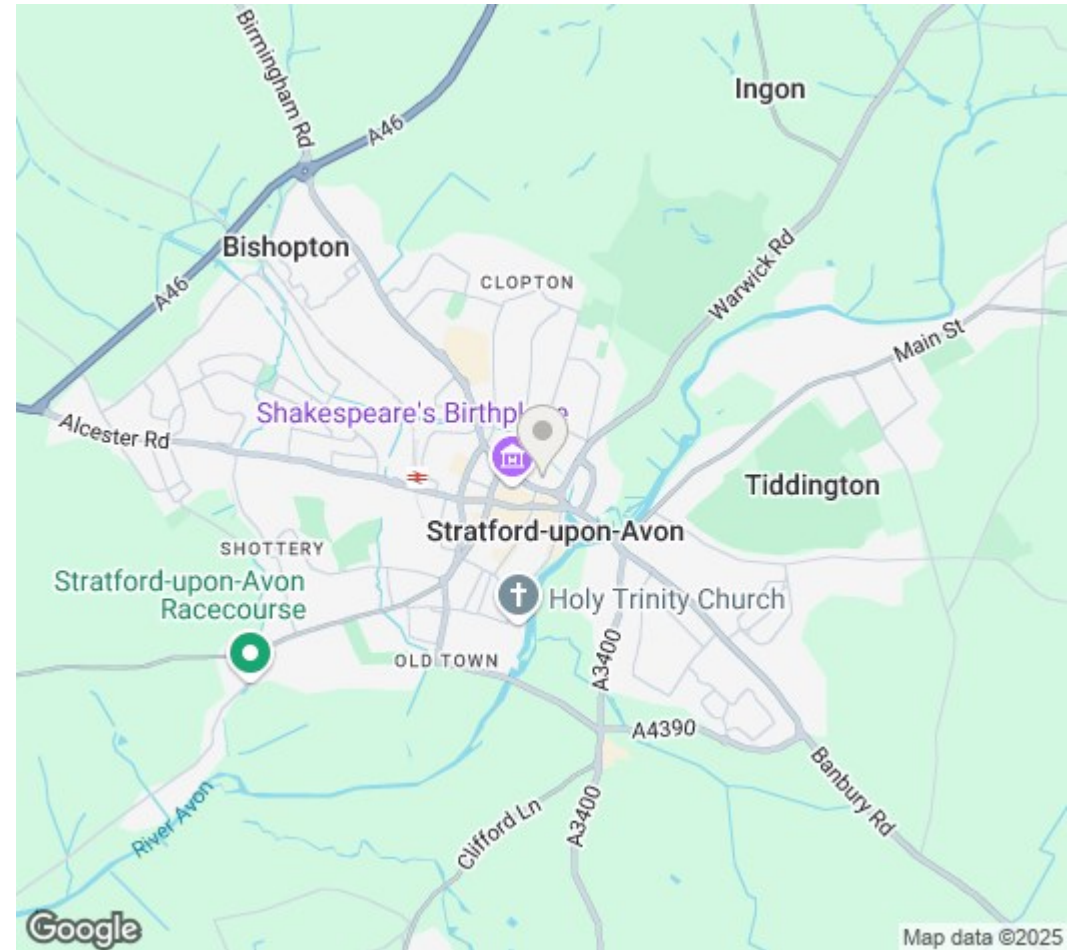
Approximate Gross Internal Area

Floor = 44.34 sq m / 477 sq ft

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

Property Box Media Ltd
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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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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

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