



57 Clopton Road, Stratford-upon-Avon, Warwickshire, CV37 6SN

- NO ONWARD CHAIN
- Walking distance of town centre
- Allocated parking
- Two double bedrooms
- Family bathroom and en suite shower room
- Top floor apartment
- Successfully let for a number of years



Offers Over £190,000

Conveniently located within walking distance of the town centre, and benefitting from allocated parking and COMMUNAL GARDENS, we believe this two double bedroom, two bathroom top floor apartment would make an ideal first time buy or investment purchase.

#### ACCOMMODATION

Communal entrance hall. Private entrance hall with wall mounted entry phone system, storage cupboard and loft access. Open plan kitchen/sitting room, the kitchen area comprises matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, four ring gas hob and overhead canopy extractor, space for fridge freezer and washing machine (freestanding appliances included). The sitting area has double doors onto a Juliet balcony. Main bedroom with en suite comprising shower cubicle, wc and pedestal wash hand basin. Bedroom Two with freestanding wardrobes (included). Bathroom with white suite comprising bath, wc, pedestal wash hand basin.

Outside to the rear are well manicured communal lawned gardens and an allocated parking space. Please note the parking space is accessed via Huxley Court, off the Birmingham Road and is numbered 57. The front door to the building leads onto Clopton Road. The door onto Huxley Court is on the ground floor and the door onto Clopton Road is on the second floor.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold for a term of 125 years from 2007. The current service charge is £1496.24 per annum. 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.

**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.

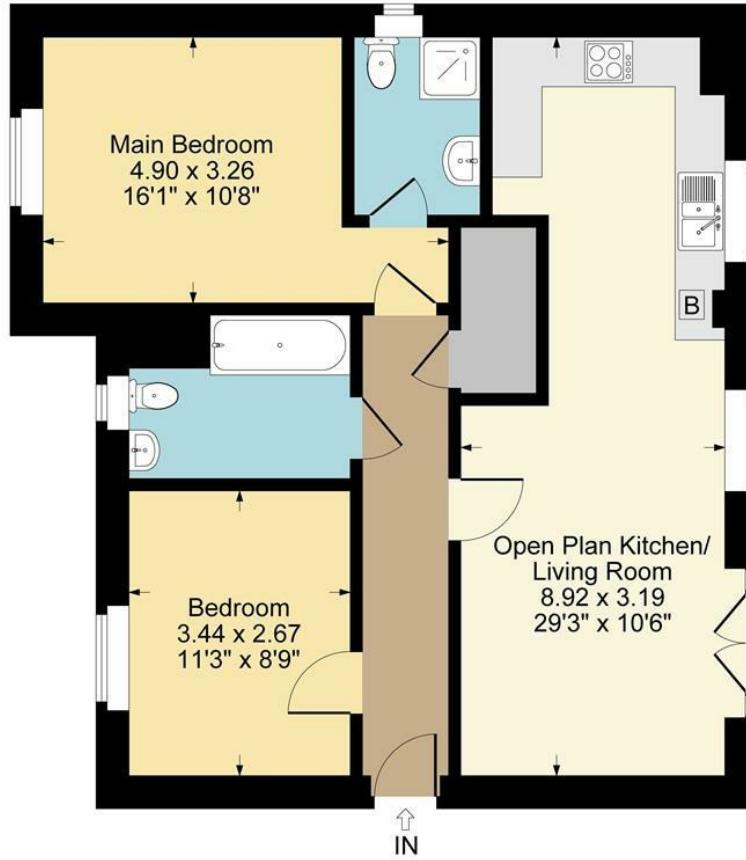
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**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.

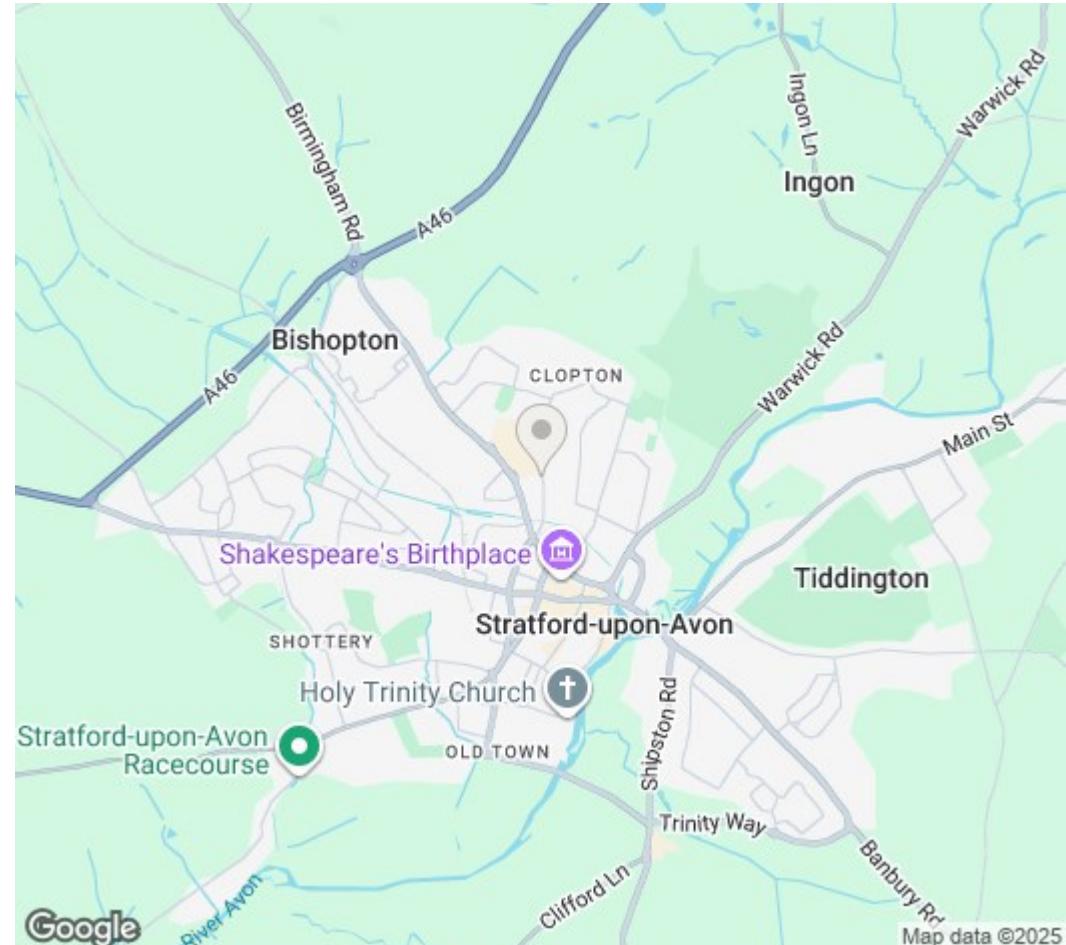


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Second Floor

Approximate Gross Internal Area  
Second Floor = 67.56 sq m / 727 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



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 or 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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serving South Warwickshire & North Cotswolds

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