

Peter Clarke



28 Portia Road, Stratford-upon-Avon, CV37 0AR

- Fully redecorated
- Close to shopping facilities
- Secure entry system
- Sitting/dining room with Juliet balconies
- En suite shower room and bathroom
- Allocated parking space
- Communal gardens
- NO CHAIN



Offers over £175,000

An attractive, spacious and fully redecorated two double bedroom first floor apartment situated very close to excellent shopping facilities. Large sitting/dining room with dual aspect and Juliet balconies, kitchen, two double bedrooms, bathroom and en suite, allocated parking space. NO CHAIN.

ACCOMMODATION

A front door with secure entry system leads to the communal hall with stairs to the first floor landing. Private front door to entrance hall with airing cupboard and storage cupboard. Sitting/dining room with dual aspect, double doors with Juliet balconies to front and rear. Kitchen with range of cupboards and drawers with work surface and upturn, one and a half bowl single drainer sink unit with monobloc mixer taps, four ring electric hob with oven and grill below and filter hood over, stainless steel splashbacks, space for fridge/freezer and space for washing machine. Bedroom One. En Suite with wc, wash basin and shower cubicle with tiled splashbacks. Bedroom Two. Bathroom with white suite of wc, wash basin and bath, tiled splashbacks.

Outside there is an allocated parking space and communal gardens.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold on a 155 year lease from 2006. There is a current ground rent of £300 per year and a current maintenance charge of £1,711 per year. This should be checked by your solicitor before exchange of contracts.

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

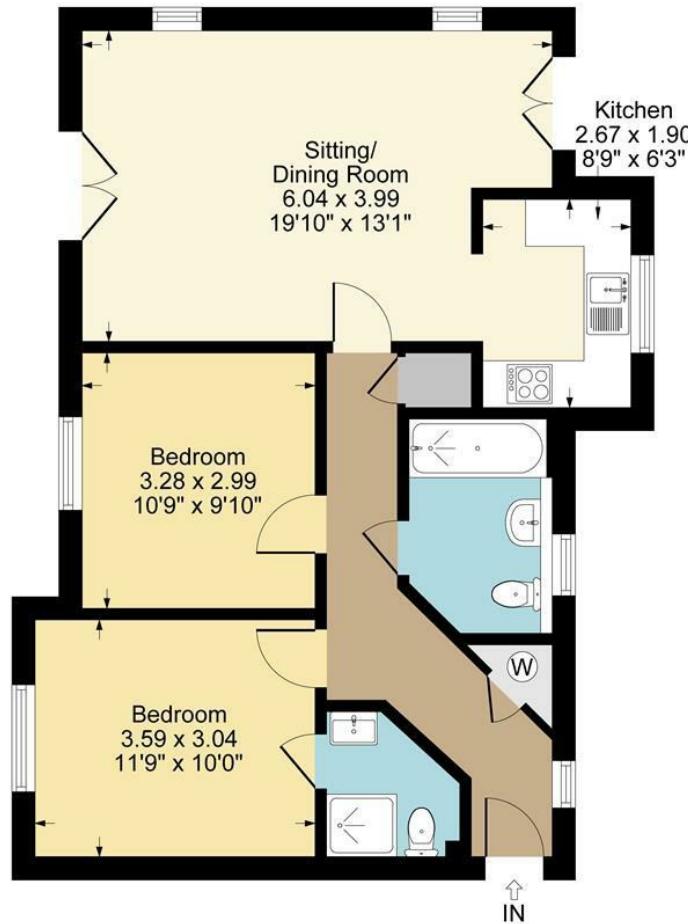
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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.

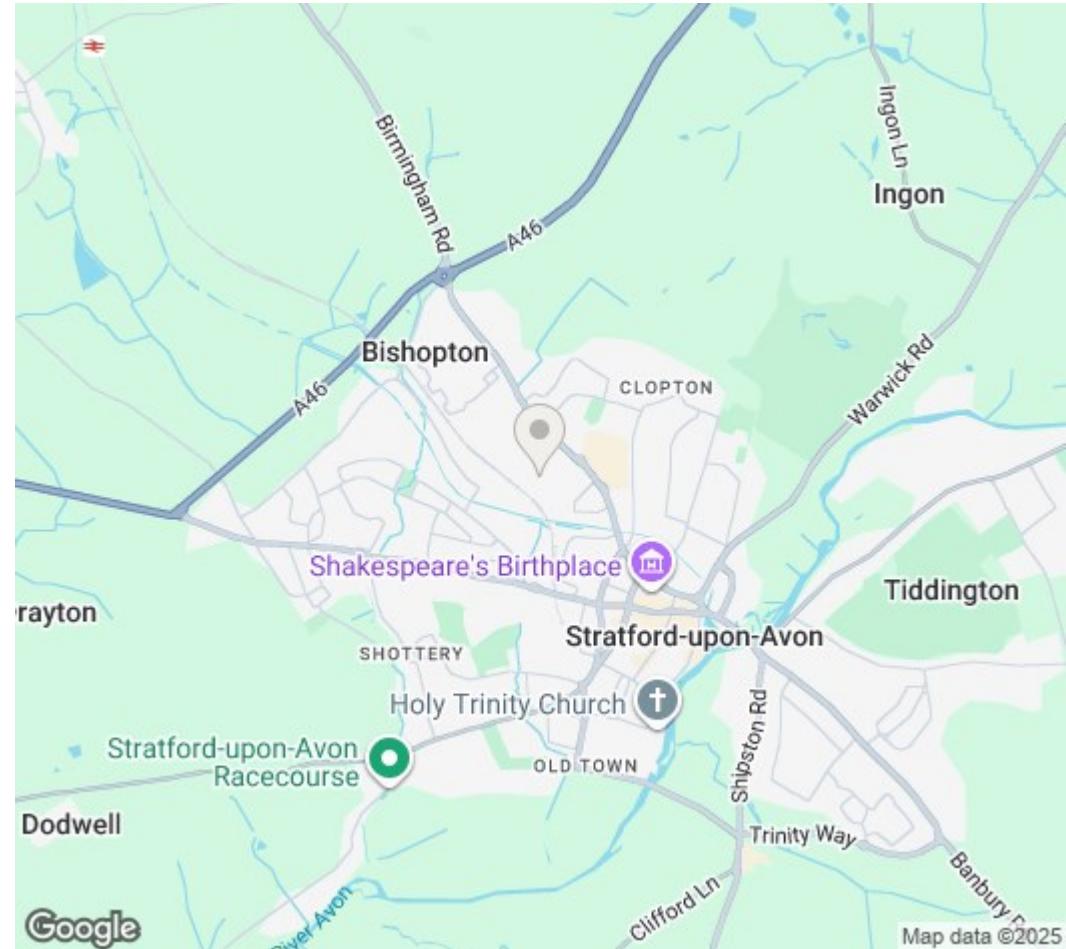


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Approximate Gross Internal Area = 68.62 sq m / 739 sq ft

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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