

Peter Clarke



7 Falstaff Court, Guild Street, Stratford-upon-Avon, CV37 6RB

£184,950

A very well presented two bedroom first floor apartment with garage and parking space situated in the very heart of Stratford upon Avon providing walking distance access to a range of local amenities, restaurants, theatres and leisure pursuits.
NO CHAIN.



STRATFORD UPON AVON is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 7 miles distance at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

ACCOMMODATION

COMMUNAL ENTRANCE leads to

FIRST FLOOR where the apartment is found. Doors opens into

ENTRANCE HALL with double storage cupboard, airing cupboard

SITTING ROOM with large window to front, feature electric fireplace

KITCHEN/DINING ROOM with range of matching wall and base units with working surface over, incorporating stainless steel sink with drainer, integrated oven, space for washing machine and fridge freezer, ceramic tiled flooring.

BEDROOM with window to side

BEDROOM with window to side

STYLISH BATHROOM with opaque window to rear, P shaped bath, shower attachment over, pedestal wash hand basin, wc, part tiled walls and ceramic tiled floor.

OUTSIDE To the **REAR** is a **GARAGE EN BLOC** with up and over door and an allocated parking space.

GENERAL INFORMATION

TENURE The property is understood to be leasehold with 999 years from December 1971, although we have not seen evidence. Service charge is approximately £1,120 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. Gas central heating.

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.

DIRECTIONS: Proceed out of Stratford town centre North on Guild Street where the property will be found on the right hand just before the mini roundabout identified by the For Sale board.

VIEWING: By Prior Appointment with the Selling Agents.

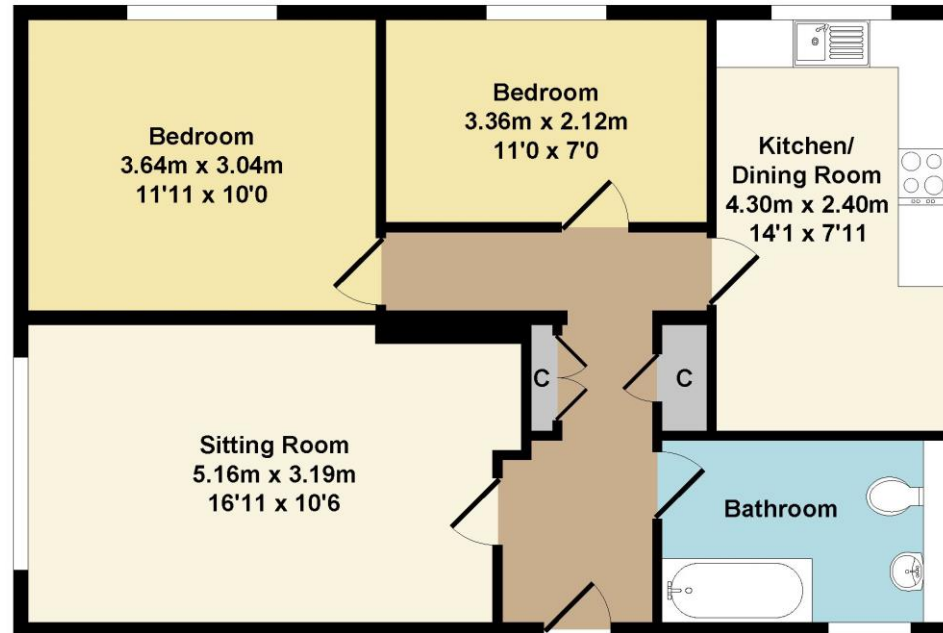
REGULATED BY RICS



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Total Approx. Floor Area 60.50 Sq.M. (651 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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Six offices serving South Warwickshire & North Cotswolds