

Peter Clarke



Flat I The Beeches 11 Welcombe Road, Stratford-upon-Avon, Warwickshire, CV37 6UJ

- Close to town centre
- Tree lined road
- Beautiful communal gardens
- Two/three bedroomed first floor apartment
- Larger than average
- Balcony and garage
- Share of freehold
- NO CHAIN



Offers Over £300,000

A larger than average three bedroom first floor apartment with BALCONY, situated close to the town centre with garage and to be sold with a share of the freehold, set in beautiful communal gardens. NO CHAIN.

ACCOMMODATION

A communal front door leads to the hall with stairs to first floor landing. Door to spacious private entrance hall with access to roof space, light, ladder and part boarded, access to Worcester gas heating boiler, linen cupboard, storage cupboard. Sitting room with fireplace with electric fire, triple aspect, sliding door to balcony with views over trees. Refitted kitchen with range of cupboards and work surface, sink, electric cooker point, built in fridge freezer, built in washing machine. Bedroom One with wardrobes. Bedroom Two with dual aspect and wardrobes. Bedroom Three/Dining room with full length window. Cloakroom with wc and wash basin. Refitted shower room with wc, wash basin and large shower cubicle.

Outside there is residents parking, attractive communal gardens and garage to rear.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 999 years from 1997, and is to be sold with a share of the freehold. We have been advised by the vendor there is a current maintenance charge of £130 per month. 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.

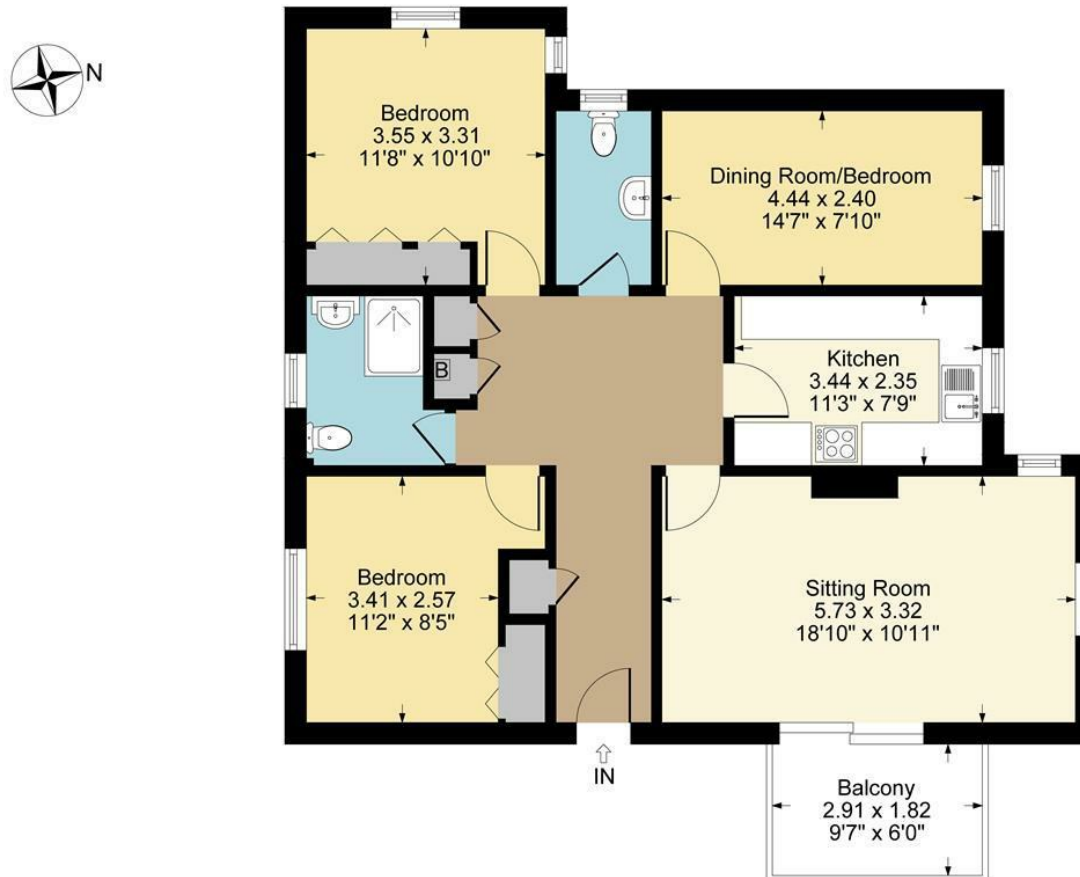
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

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.



Flat I, The Beeches, Welcombe Road

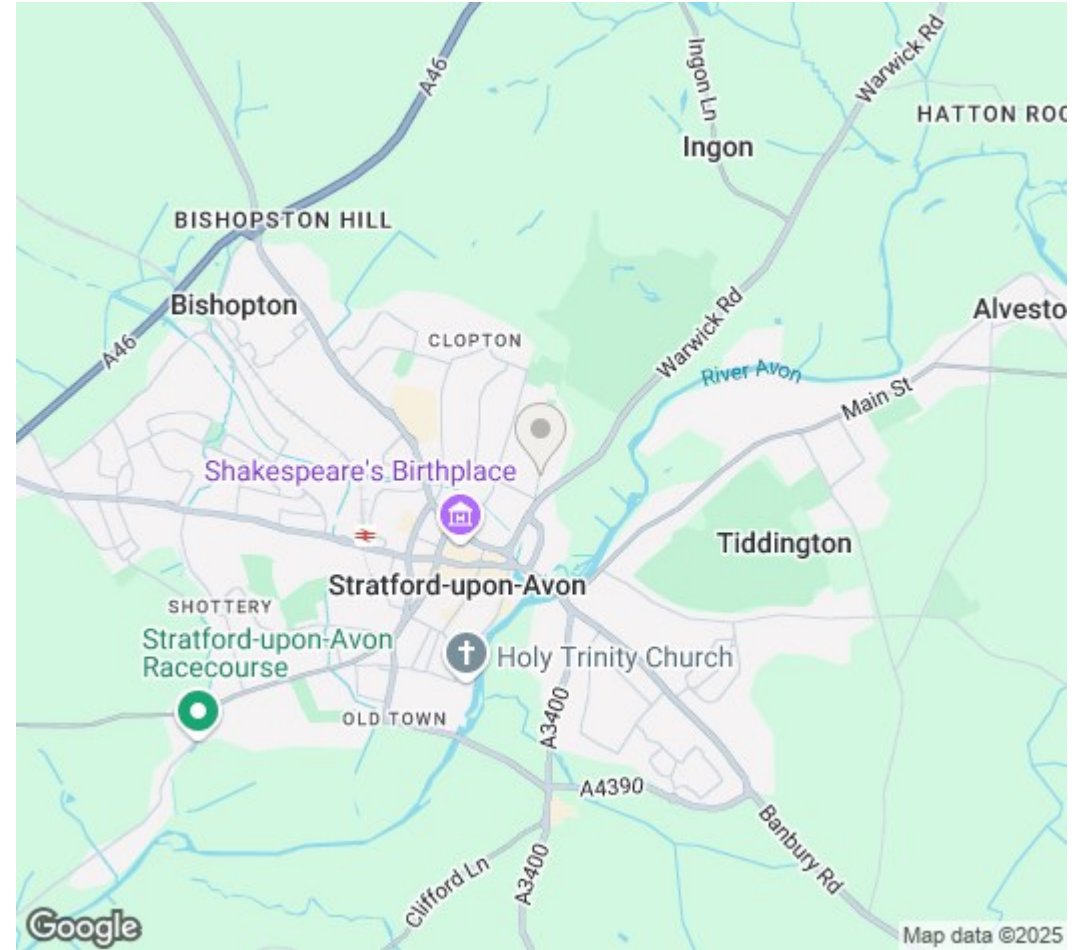


First Floor

Approximate Gross Internal Area = 87.53 sq m / 942 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 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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serving South Warwickshire & North Cotswolds

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