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ESTATE AGENTS



1 THE BURY, SHIPSTON ON STOUR, WARWICKSHIRE

1 THE BURY SHIPSTON ON STOUR WARWICKSHIRE CV36 4AQ

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and (M40 at junction 11).

A SPACIOUS AND WELL PRESENTED ONE DOUBLE BEDROOM FIRST FLOOR FLAT IN THE TOWN CENTRE OVERLOOKING THE HIGH STREET

Hallway/Landing, Living Room, Double Bedroom, Kitchen, Bathroom, uPVC Double Glazing, Electric Heating.

Viewing through:
Seccombes Estate Agents, Shipston on Stour
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Shipston on Stour is a friendly and attractive former market town situated in South Warwickshire. The town is a busy local centre with good shopping and recreational facilities serving its own population and a number of surrounding villages.

1 The Bury is a well-located town centre first floor flat overlooking the High Street.

The property offers spacious and well-proportioned accommodation benefiting from uPVC double glazing and electric heating. In addition there is a well-appointed kitchen and bathroom.

For investment purchases 1 The Bury offers a good proposition.

The accommodation comprises front door rising to 1 The Bury with stairs rising up to the **Hallway** with exposed pine-boarded floor to **Living Room** about 17' 0" / 5.182m max x 12' 7" / 3.835m double aspect with bay window, exposed pine-boarded floor, four wall light points.

Bedroom about 12' 10" / 3.302m max x 9' 2" / 2.794m, two wall light points.

Kitchen L-shaped and about 12' 11" / 3.937m x 9' 11" / 3.023m max with single stainless steel sink unit and drainer with built-in cupboard under, fitted base units with work surface over, fitted wall units with concealed lighting under, built-in electric oven with four-ring ceramic hob over and extractor hood above, built-in washing machine, built-in fridge.

Bathroom part-tiled with bath with electric shower unit and shower screen over, wash hand basin with built-in double cupboard under, built-in shelved store cupboard, shelved **airing cupboard** with insulated hot water cylinder and electric immersion heater attachment.

GENERAL INFORMATION

Tenure The property is offered for sale lease hold with vacant possession. There is **to be advised** lease that commenced **to be advised**.

Ground Rent and Service Charge It is understood that there is no ground rent nor service charge.

Council Tax

This is payable to Stratford on Avon District Council. The property is listed in band A.

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Services

Mains electricity, water and drainage are connected to the property. Electric Heating.

Energy Performance Certificate

Current: **to be advised** Potential: **to be advised**

Directions

Postcode CV36 4AQ

1 The Bury is situated in the centre of Shipston on Stour between the High Street and Market Place above Grey's Opticians.

What Three words /// Pyramid. Ignore. Deodorant.



IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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