

established 200 years

Tayler & Fletcher



3 Elliott Court, Telegraph Street, Shipston-on-Stour CV36 4DA

Offers In The Region Of £139,000

- *Town Centre Accommodation.*
- *EPC Rating D.*
- *With Car Port.*
- *Top Floor Flat.*

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Location

Flat 3 Elliott Court is situated in the centre of Shipston-on-Stour, Warwickshire. Shipston-on-Stour is an attractive market town with a wide variety of shops and boutiques. In addition it has a good range of hostelrys, primary and secondary school and leisure facilities. Moreton-in-Marsh is approximately 7 miles and also has a good range of shops and facilities including an open air market every Tuesday and a main line train station with a regular service to London Paddington via Oxford and Reading. The famous 'Shakespeare' town of Stratford-upon-Avon is 11 miles north of Shipston on Stour.

Description

Flat 3 Elliott Court is a 1 bedroom flat on the top floor situated in the centre of the town. It has comfortable accommodation with double glazing throughout. There is a good size lounge, kitchen, bedroom and bathroom which includes a bath and an electric shower.

Accommodation

Shared access door on ground floor level with the communal stairway leading to Flats 1, 2 and 3.

Entrance Lobby

Lounge 11'8" x 11'2" (3.56 x 3.41)

Wall mounted night storage heater - 11'8" x 11'2".

Kitchen 8'10" x 6'2" (2.68 x 1.87)

8'10"x6'2"Electric oven and hob.

Bedroom 10'6" x 9'0" (3.2 x 2.75)

Wall mounted night storage heater.10'6"x9'0"

Bathroom 7'3" x 7'5" (2.21 x 2.26)

Pedestal wash hand basin, low level WC, panelled bath with electric shower over bath. Roof light for natural light.7'3"x7'5"

Services

Mains water, drainage and electricity are connected to the property. Please Note that we have not tested any equipment, appliances or services in this property.

Local Authority

Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-on-Avon, Warwickshire, CV37 6HX.
Tel: 01789 267575.

Council Tax

Band A.

Amount payable for 2024/25 = £1,540.03

EPC

EPC Rating D - 68. Expiring July 2029.

Guide Price

Offers invited in the region of £139,000

Tenure

Tenure The property is offered leasehold with vacant possession with a 999-year lease from December 2021. The owners of the flats in Elliot Court each have a one-sixth share of the freehold. There is a management committee. Services charges for the current year 2023 amount to approximately £300 per annum including ground rent, buildings insurance and accountancy costs.

Car Parking

The allocated parking area for Flat 3 Elliot Court is situated next to the entrance to the building, whereby there is a double car port. The left hand car parking area is allocated to Flat 3 Elliott Court.

Estate Agents Act 1979

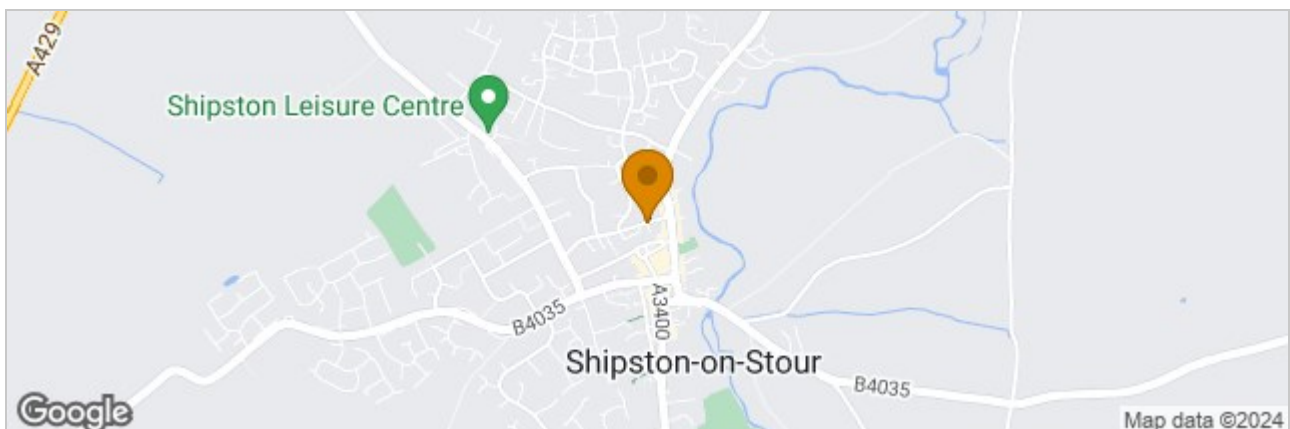
In accordance with section 21 of the Estate Agents Act 1979 we advise potential tenants that a member of staff at Tayler and Fletcher is related to the vendors.

Viewings

By appointment only through Tayler and Fletcher, Fox Cottage, Digbeth Street, Stow on the Wold. GL54 1BN.

Tel: 01451 830 383.

Email: stow@taylerandfletcher.co.uk



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