

STUDIO APARTMENT

PETER
NICKENSON
LETTINGS

SALE
778166



Studio

SAXON COURT, HIGH STREET, BIDFORD ON AVON, B50 4AB

Asking Price
£125,000

FEATURES

- ** SALE AGREED ** Ground Floor Studio Apartment
- Central Location
- Double Glazed
- Council Tax Band - A
- No Onward Chain
- Off Road Parking
- Gas Central Heating
- Energy Performance Rating - D



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1 Bedroom Studio located in Bidford on Avon

Sitting Room

Double glazed bay window to front aspect, TV point, telephone point, single panel radiator, electric feature fire, spot lights and tiled floor.

Kitchen

Double glazed window to rear aspect, single panel radiator, vinyl flooring, range of wall and base units with work surface over, sink, drainer, mixer taps and splashback. Filter hood, space for washing machine and space for a cooker.

Bedroom

Overhead storage, double panel radiator and fitted carpet.

Bathroom

Obscure double glazed window to rear aspect, wall mounted boiler, heated towel rail, three piece white suite comprising of low level WC, pedestal wash hand basin and standard bath with shower over.

Front Aspect

Obscure double glazed front door leading into Sitting Room.

Rear Aspect

Off road parking for one vehicle.

Tenure Leasehold

We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. 148 Years remaining on the lease. £852.24 annual service charge

Council Tax Band

Currently tax band 'A' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all

purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



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Council Tax Band - A

Energy Performance Rating - D

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Ground Floor

Approx. 290.0 sq. feet



Total area: approx. 290.0 sq. feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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