15 Coopers Close, Stratford-upon-Avon, CV37 0RS

- NO ONWARD CHAIN
- Allocated parking space
- Only four apartments per block
- Communal garden
- Recently redecorated and re-carpeted
- Two bathrooms
- Conveniently positioned north of the river
- Tree top outlook over The Avenue

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Offers In The Region Of £190,000

With treetop views over The Avenue, this two bedroom top floor apartment benefits from being newly decorated and carpeted and a brand new en-suite. Located on the outskirts of town, yet still easily accessible, this apartment is located in a small block of four, and benefits from use of a communal garden and allocated parking space.

ACCOMMODATION

Entrance hall with two storage cupboards, one housing a recently replaced water cylinder, wall mounted entry phone system and loft access. Sitting Room with double doors opening onto small balcony. Kitchen with matching wall, base and drawer units with work surface over and incorporating one and a half bowl stainless steel sink and drainer unit, integrated oven, four ring electric hob and overhead extractor fan, integrated dishwasher and washing machine. Main Bedroom with built in wardrobes. Refitted En Suite having shower cubicle, wc and wash hand basin with useful storage under. Second Bedroom. Bathroom with bath, shower attachment over, wc and wash hand basin, wall mounted heated towel rail.

Outside to the rear is a private lawned garden enclosed by hedging, available for the occupiers of the four apartment in this block. It should be noted there are four apartment blocks on the Coopers Close development, each block has four apartments and each block has it's own designated communal garden space. To the front is an allocated parking space for one car.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 999 years from 2003. The current annual service charge is approx £2,400, and there is an annual ground rent of £150. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Electric 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 C.

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.

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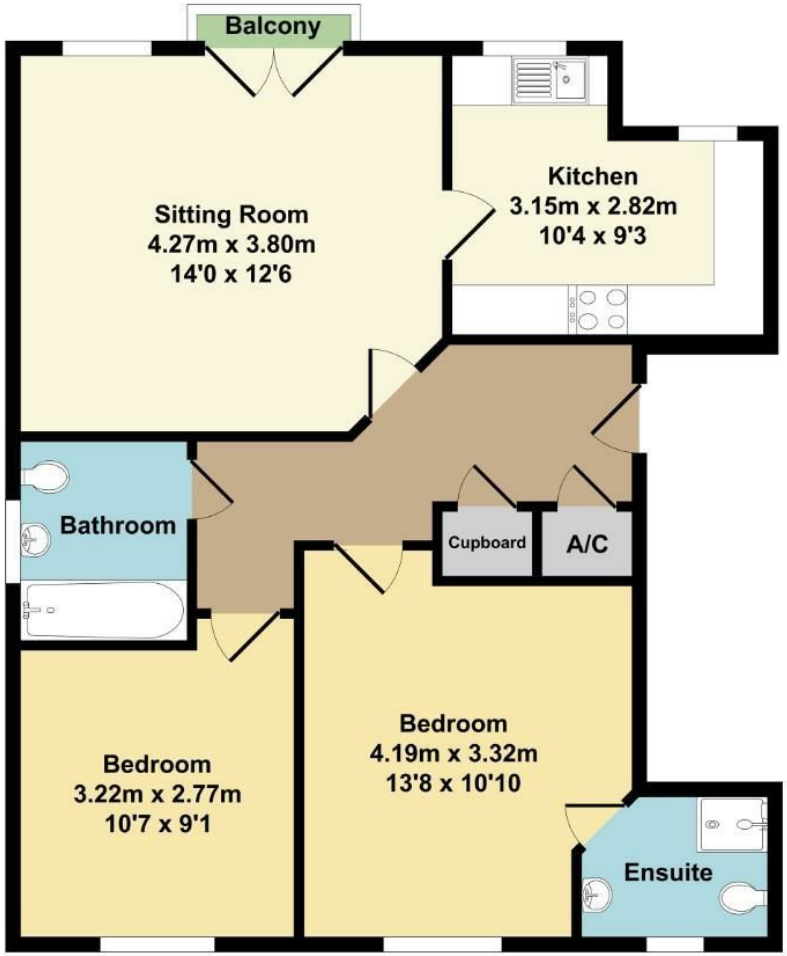
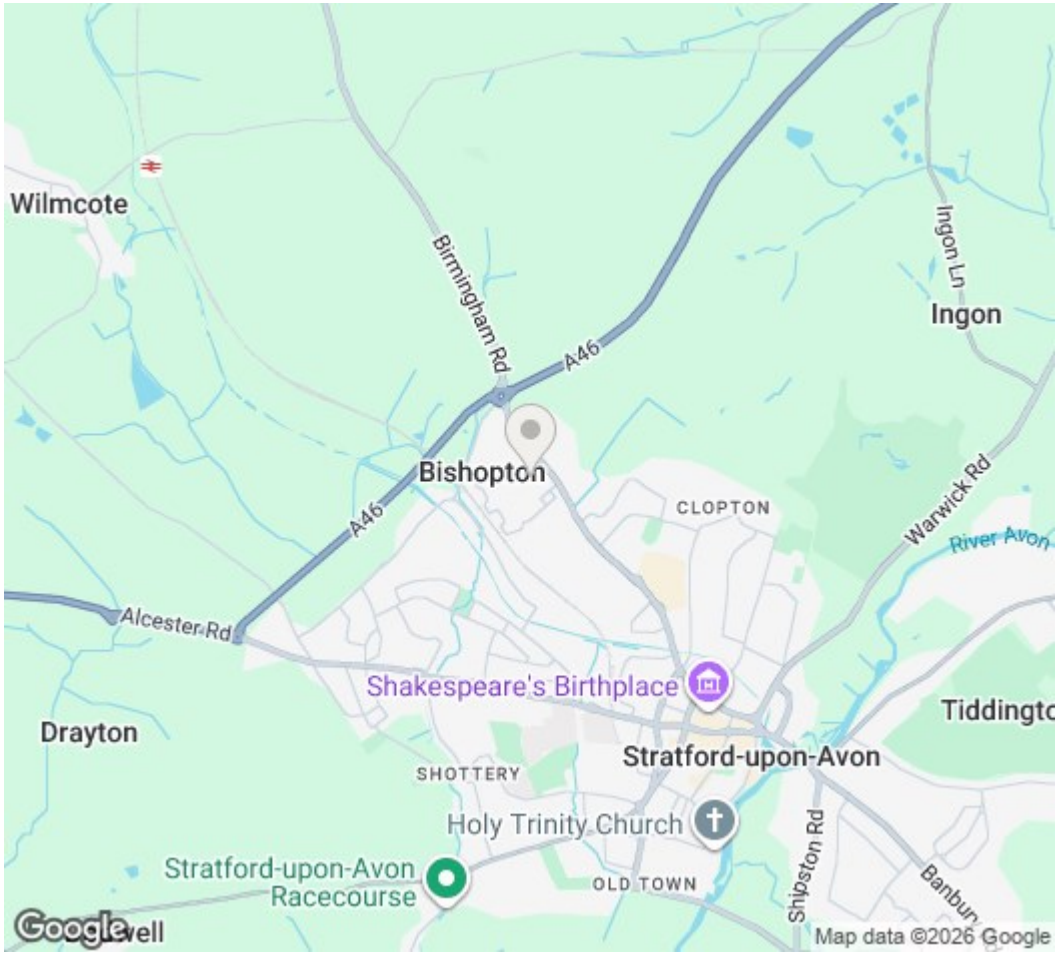
Total Approx. Floor Area 59.55 Sq.M. (641 Sq.Ft.)

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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.





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