6 Hillcrest Avenue Road, Stratford-upon-Avon, Warwickshire, CV37 6UW

- Very well presented period conversion
- Extremely sought after location
- Close walk to town centre
- Top floor apartment
- Elegant sitting room
- Kitchen
- Double bedroom
- Second bedroom/study, bathroom
- Parking
- Very attractive tree lined avenue

2 1 1

£175,000

NO CHAIN. A very attractive, second floor two bedroom apartment in a converted building on this extremely sought after tree lined avenue within a close walk to the town centre. Sitting room with views of Avenue Road, kitchen, double bedroom, second bedroom/study, bathroom, possibility to swap the bedroom and sitting room layout if required. Allocated parking space.

ACCOMMODATION

A door leads via a secure entry system to a hall with stairs leading to the second floor landing shared with one other apartment. Front door leads to hall with wood effect floor. Sitting room being a light, elegant space with sash windows and views of Avenue Road. Kitchen with built in fridge freezer, single bowl sink with taps over, further cupboards and work surface, four ring electric hob, space and plumbing for washing machine, built in oven and grill, wood effect floor. Bedroom 1 with access to roof space and downlighters. Bathroom with wc, wash basin and bath with shower attachment, shower screen, tiled splashbacks, downlighters, wall mirror, wood effect floor. Bedroom 2/study having cupboard with hot water tank.

Outside there is an allocated, block paved off road parking space.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years from 2004 although we have not seen evidence. There is a current maintenance charge of £2,376.33 pa and a current ground rent charge of £100 pa. 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. 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.

LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 62% Vodafone (Checked on Ofcom Jun26)

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

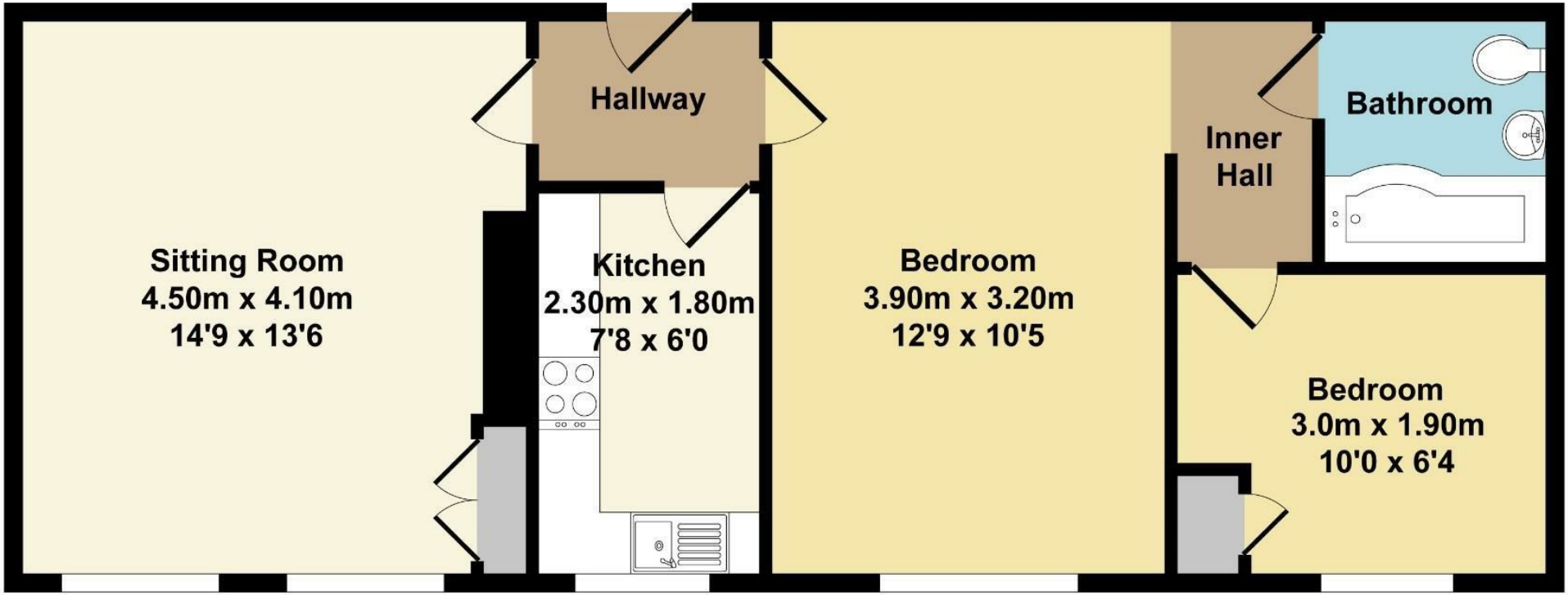
CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

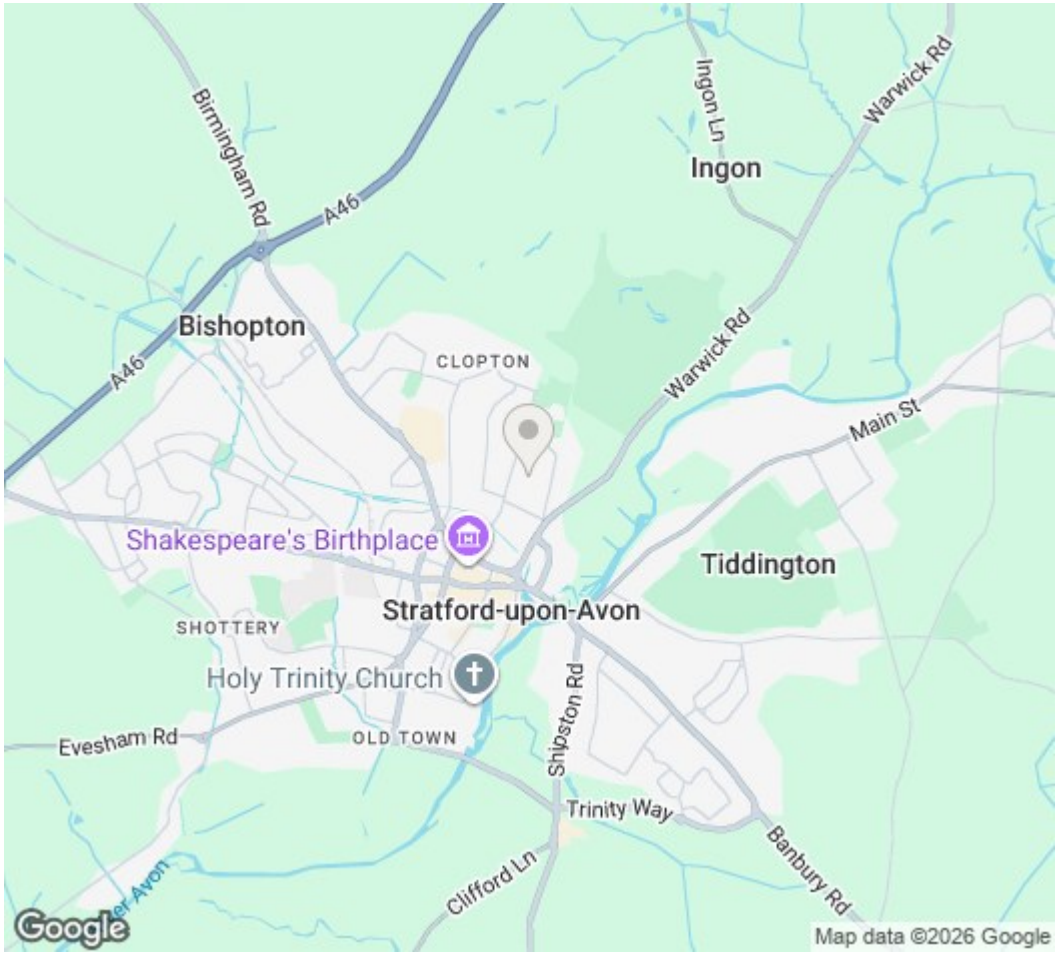
VIEWING: By Prior Appointment with the selling agent.

Hillcrest, Avenue Road, Stratford Upon Avon

Total Approx. Floor Area 54.0 Sq.M. (581 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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