

**A BEAUTIFUL PEACEFULLY LOCATED TWO BEDROOM GROUND FLOOR APARTMENT WITHIN A FEW MINUTES OF THE RIVER**



**APARTMENT 4 AVON VIEW  
141 SHIPSTON ROAD  
STRATFORD UPON AVON  
CV37 7LW**

- Peaceful and very convenient location a few minutes walk to the river Avon
- Lovely bright open plan living room with kitchen
- Main Bedroom with en suite shower room
- Second bedroom or dining room
- Main Bathroom /WC
- Security gated parking area with allocated space

**Offers Around £250,000**

A superb modern ground floor apartment in a small select development within easy reach of walkway to the river and Stratford Town Centre only a few minutes away. This delightful home has double glazing giving plenty of natural light in the living area with French doors opening to the rear. The accommodation includes living room incorporating a modern kitchen, main bedroom with ensuite shower room, second bedroom (currently used as a dining room) and main bathroom. The flat has an allocated parking space included in the secured parking area at the rear of the block and has gas radiator central heating and double glazing. Viewing highly recommended.

### THE ACCOMMODATION COMPRISES

**COMMUNAL ENTRANCE** with a security entry front door.

Doors to the ground floor flats and stairs to the upper floors.

Front door opens to

**THROUGH ENTRANCE HALL** with all rooms radiating off, radiator, useful double door Cupboard housing the hot water tank. Doors lead off to :-



**BRIGHT SPACIOUS LIVING ROOM/ KITCHEN** a delightful bright living space with double glazed side window in addition to double French doors set in a bay window to the rear, radiator and in the kitchen area set a the rar of the room arrange of modern kitchen units and worktops with integrated washing machine and dishwasher, inset induction hob and under oven with cooker hood over.

**MAIN BEDROOM 1** a lovely double main bedroom with double door fitted wardrobes, radiator, double glazed window to the side and door to the en suite.



**EN SUITE SHOWER ROOM** with a double width shower enclosure, pedestal wash basin, low level WC, tiled floor.

**BEDROOM 2** (currently used as a dining room) with a double glazed window to the side and radiator.

**MODERN BATHROOM** with a white suite comprising panelled bath with thermostatic mixer shower, shower screen, pedestal wash basin, low level WC. , extractor fan and ladder style radiator.



## **OUTSIDE**

**PARKING AREA** accessed via an electrically operated security gate at the side. Allocated parking space.

## GENERAL INFORMATION

<b>TENURE</b>	We are informed the property is Leasehold for 125 years from 1/1/2007 leaving an unexpired term of around 106 years and subject to a ground rent of £100 per annum. There is a service charge payable for the upkeep of the grounds, external maintenance, maintenance of internal common areas and building insurance. We understand that the current payment is around £1563 per annum.
<b>VIEWING</b>	By prior appointment with Oakton Estates on 0121 459 9641
<b>EPC Rating</b>	<b>C 78</b>
<b>COUNCIL TAX</b>	<b>Band 'C' (Stratford upon Avon)</b>

## CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

## PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.