36 Lucys Mill, Mill Lane, Stratford-upon-Avon, CV37 6DE

**Third Floor, 36 Lucys Mill, Mill Lane Stratford-upon-Avon**

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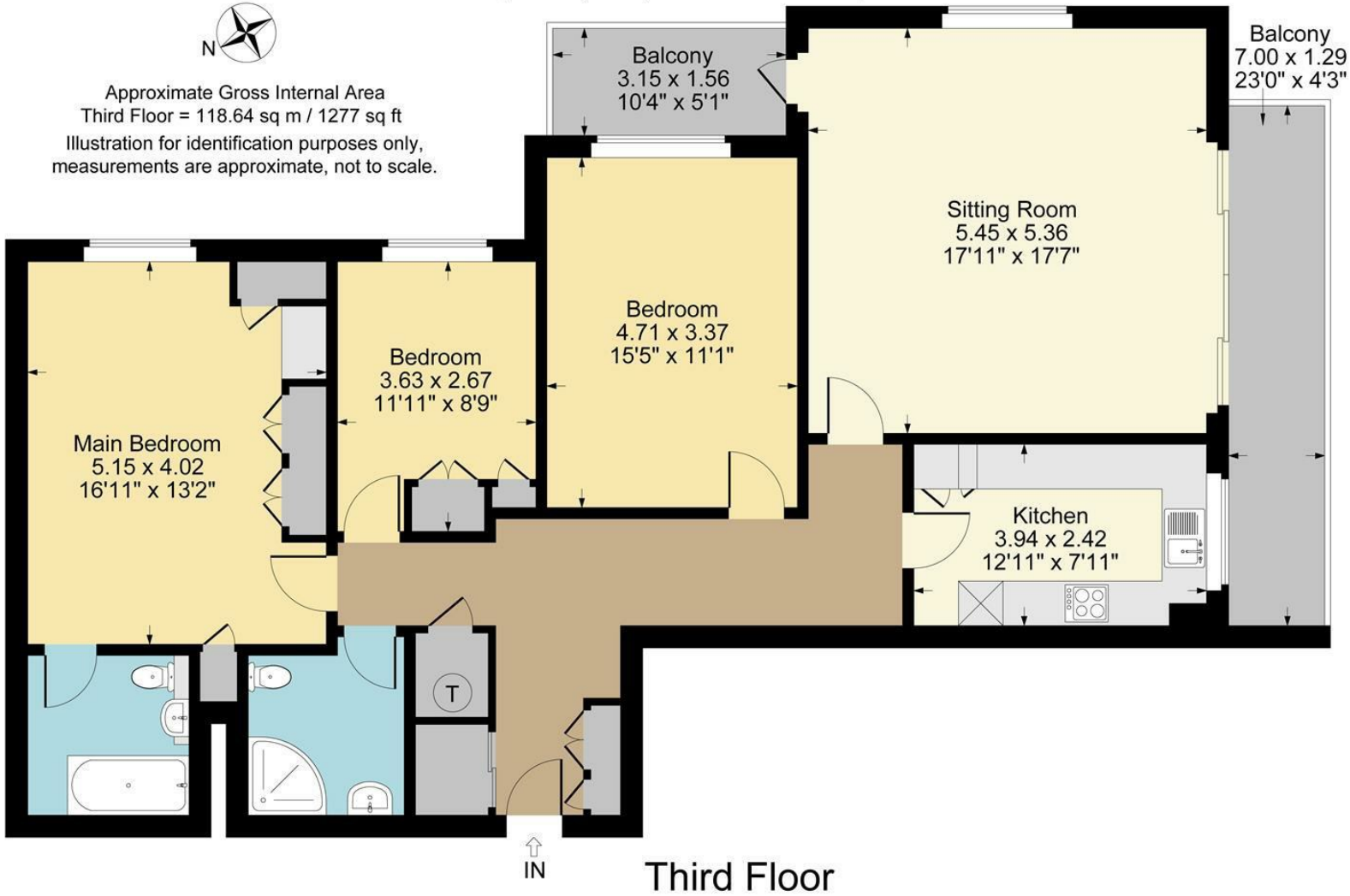
Approximate Gross Internal Area
Third Floor = 118.64 sq m / 1277 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.




Third Floor

- Overlooking the River Avon
- Gated complex
- Underground parking for one car
- Triple aspect sitting room
- Walking distance of the town centre
- Main bedroom with en suite
- Access to communal gardens
- Two balconies
- NO ONWARD CHAIN

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Offers Over £600,000

Located in a gated complex overlooking the River Avon, is this three double bedroom third floor apartment (with lift access). With a triple aspect sitting room enjoying two balconies to maximise on the sunshine, main bedroom with en-suite, stunning communal gardens and underground parking, this property also benefits from NO ONWARD CHAIN.

## ACCOMMODATION

### COMMUNAL ENTRANCE HALL
with access to lift and car park, which in turn leads to the communal gardens.

### ENTRANCE HALL
wall mounted entry phone, door to good sized cloaks cupboard with hanging rail, and two further storage cupboards, one of which houses the water tank.

### KITCHEN
with matching wall, base and drawer units with work surface over and incorporating double bowl stainless steel sink and drainer unit, integrated oven, grill, four ring electric hob and overhead extractor fan. Fridge freezer, dishwasher and washing machine.

### SITTING ROOM
being triple aspect, with the added benefit of two balconies, one on each side, one balcony enjoys views towards the marina and the other towards the weir, really maximising your ability to enjoy the sunshine.

### MAIN BEDROOM
with fitted furniture including wardrobes, drawers and dressing table.

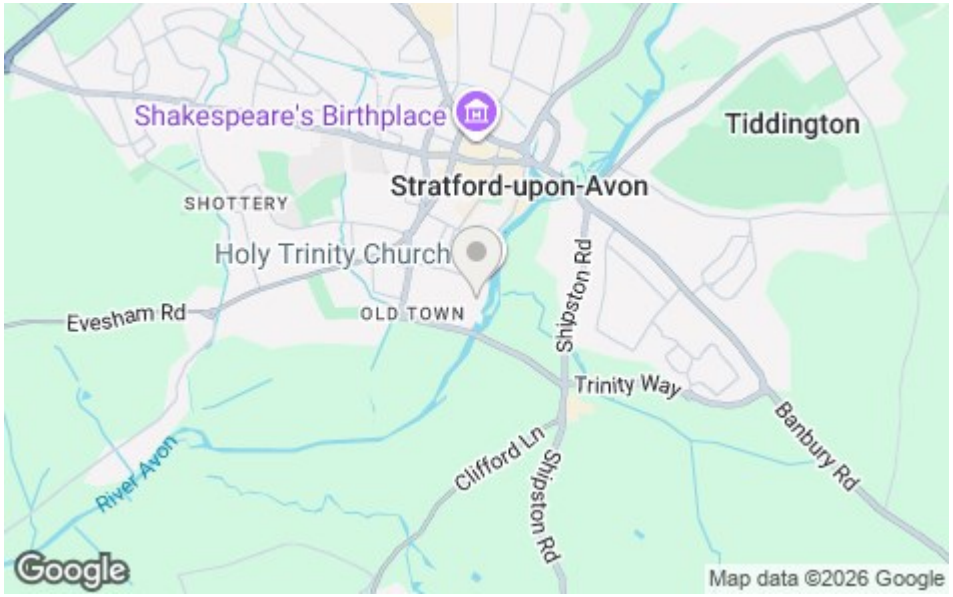
### EN SUITE BATHROOM
comprising bath with shower over, wc and wash hand basin with storage under, wall mounted heated towel rail.

### TWO FURTHER DOUBLE BEDROOMS
one with fitted wardrobes.

### SHOWER ROOM
comprising corner shower cubicle, wc and wash hand basin, wall mounted heated towel rail.

### OUTSIDE
To the rear are some wonderful communal grounds offering a variety of different spaces to enjoy the view of the River Avon. These are private gardens accessible only for use by the residents of Lucys Mill.

### UNDERGROUND PARKING
allocated space for one car.



## GENERAL INFORMATION

TENURE: The property is understood to be share of freehold. There is 950 years remaining on lease. There is an annual service charge of £5,681.15. 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 night storage 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 AND 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 F.

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

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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