Apartment

RIVER VIEW, 19 HIGH STREET, BIDFORD ON AVON, B50 4BQ

Asking Price
£294,000

FEATURES

- Oak Doors Throughout
- Ensuite To The Master
- Two Bedrooms
- Village Location
- Communal Gardens
- Lift Access

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AVON ESTATES

2 Bedroom Apartment located in Bidford On Avon

Entrance Hall
Oak front door leading to hall with double panelled radiator and door to utility/cloaks cupboard containing wall mounted boiler and washer/drier. Door to bathroom. Also, security intercom.

Sitting Room
15'4" x 12'4"
Two double glazed sash windows to front aspect, two double panel radiators and leads to open plan Kitchen.

Kitchen
13'9" x 6'5"
Tiled floor, a range of wall and base units with work surface over, one and a half bowl sink with drainer, mixer tap and splashback. Built in double oven, and gas hob with extractor fan above, dishwasher and built in fridge/freezer.

Bedroom One
13' x 10'
Double glazed sash window to front aspect, fitted double wardrobes, double panel radiator, fitted carpet and leads to Ensuite.

Ensuite
Obscure double glazed window to side aspect, shower cubicle, extractor fan, dual flush low level WC, wash hand basin in vanity with tiles splashback, heated towel rail, tiled floor, shaver point and light.

Bedroom Two
8'5" x 8'9"
Double glazed sash window to front aspect, fitted triple wardrobes, double panel radiator and fitted carpet.

Bathroom
Three piece white suite comprising of low level WC, pedestal wash hand basin and standard bath with shower over. Heated towel rail, tiled floor, shaver point in mirror with light.

Outside
The building is approached via secure wrought-iron gates, opening into attractive riverside communal gardens. The property benefits from two secure parking spaces and a useful storage shed.
Access to the building is via a security code, leading into a well-presented communal entrance hall with both staircase and lift access to the first floor.

Tenure Leasehold
We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. Start date of the lease is 12th July 2021 for a term of 250 years. Ground Rent is £200.00 per year. Maintenance Charge is £112.13 per month.

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.

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

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

Ground Floor

Call us on

01386 257180

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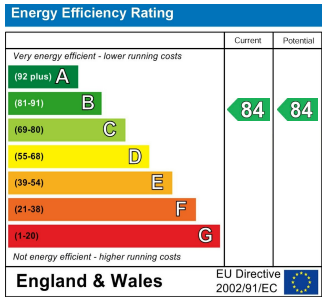
www.avonestates.net

Council Tax Band - C

Energy Performance Rating B



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.