



HOWKINS &
HARRISON

**Flat 5, The Vestry, Church House Apartments,
Sheepy Magna, Warwickshire, CV9 3QS**

Guide Price £125,000

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A unique opportunity to convert this spacious 740sqft ground floor apartment forming part of The Church House in Sheepy Magna. Set within communal gardens and approached via a gated entrance leading to allocated parking. The property is to be sold on a freehold basis. The current layout of a large hall/study, separate lounge and bedroom lends itself easily to conversion/amendment (shown in floorplan 2). Boasting communal gardens and allocated parking in this superb village location, viewing is highly recommended to appreciate what is on offer.

Accommodation Details

The apartment is presently used as extra accommodation to the adjoining Church House. At present there is no kitchen or bathroom facilities but drainage services are in place.

Access to the apartment is via a communal entrance hall providing access to a large communal conservatory. The hallway gives access to a spacious lounge with large casement window to the front elevation overlooking the communal gardens and the gardens of the adjoined Church House. There are two further rooms off a bedroom and a study.

Outside

The property is approached via a gated entrance leading to allocated parking and delightful communal gardens.

Additional Information

Please note that this property will be sold with the appropriate planning permission in place.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the available services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Hinckley and Bosworth Council - Tel: 01455-238141

Council Tax Band – TBC

Energy Rating - TBC

Agents Note

The property is freehold with vacant possession being given on completion

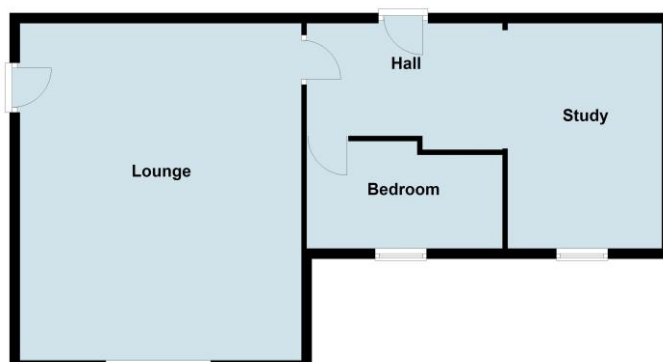
Tenure & Possession

The property is freehold with vacant possession being given on completion

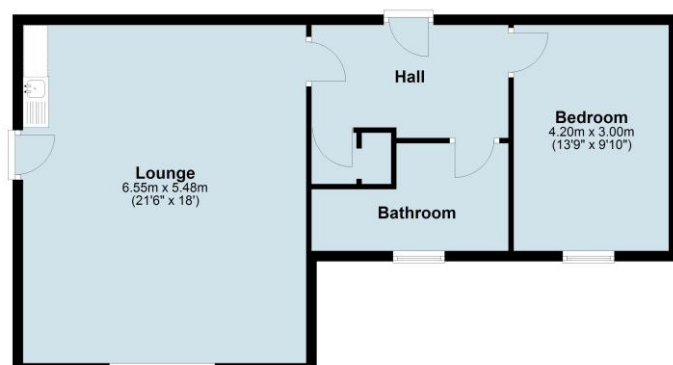
Floorplans

Howkins & Harrison provide these plans for reference only - they are not to scale.

Existing Layout



Proposed Layout



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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