



## Flat 7, Compton Court Watery Lane, Shipston-On-Stour

Guide Price **£130,000**



## Compton Court Watery Lane, Shipston-On-Stour

A well-presented one-bedroom maisonette arranged over the first and second floors, forming part of a small and well-maintained development of just five flats, understood to have been built in the early 1980s. Ideally located within easy reach of the centre of Shipston-on-Stour, the property offers well-proportioned accommodation, together with the benefit of a large communal garden and off-road parking.

The property is accessed via a private entrance on the first floor, leading into a hallway with useful understairs storage and a shelved airing cupboard. The accommodation on this level includes a bathroom, part tiled and fitted with a bath and electric shower over, as well as a separate cloakroom with WC and wash-hand basin.

The kitchen is well arranged and features a range of fitted base and wall units, work surfaces, a stainless steel sink unit, electric cooker point, and space for a fridge-freezer, along with plumbing for a washing machine.

Stairs rise to the second floor where a bright and spacious living room is found, featuring a Velux window, electric heating, and a television point. The living space opens through to the bedroom, which benefits from a recessed wardrobe area, Velux window, and access to the roof space.





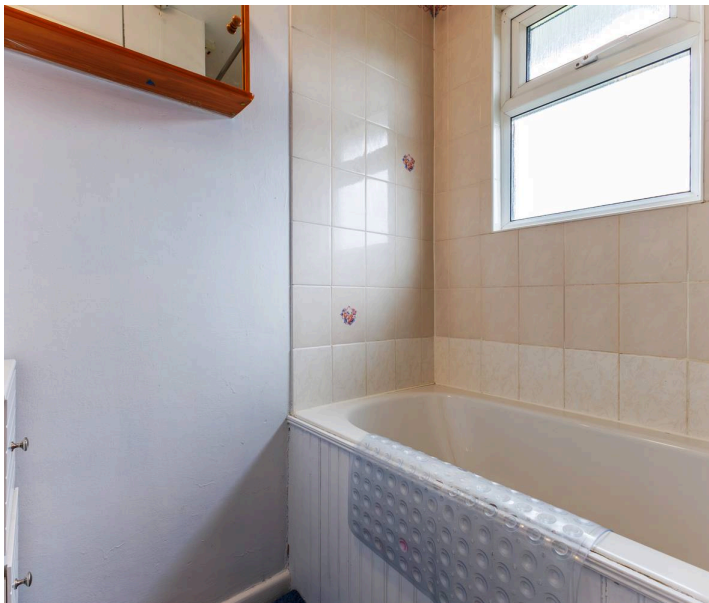
Externally, the property enjoys a large communal garden to the rear, predominantly laid to lawn and enhanced by a selection of mature trees. There is also the advantage of one allocated parking spaces, along with additional visitor parking.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



#### **DISCLAIMER**

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

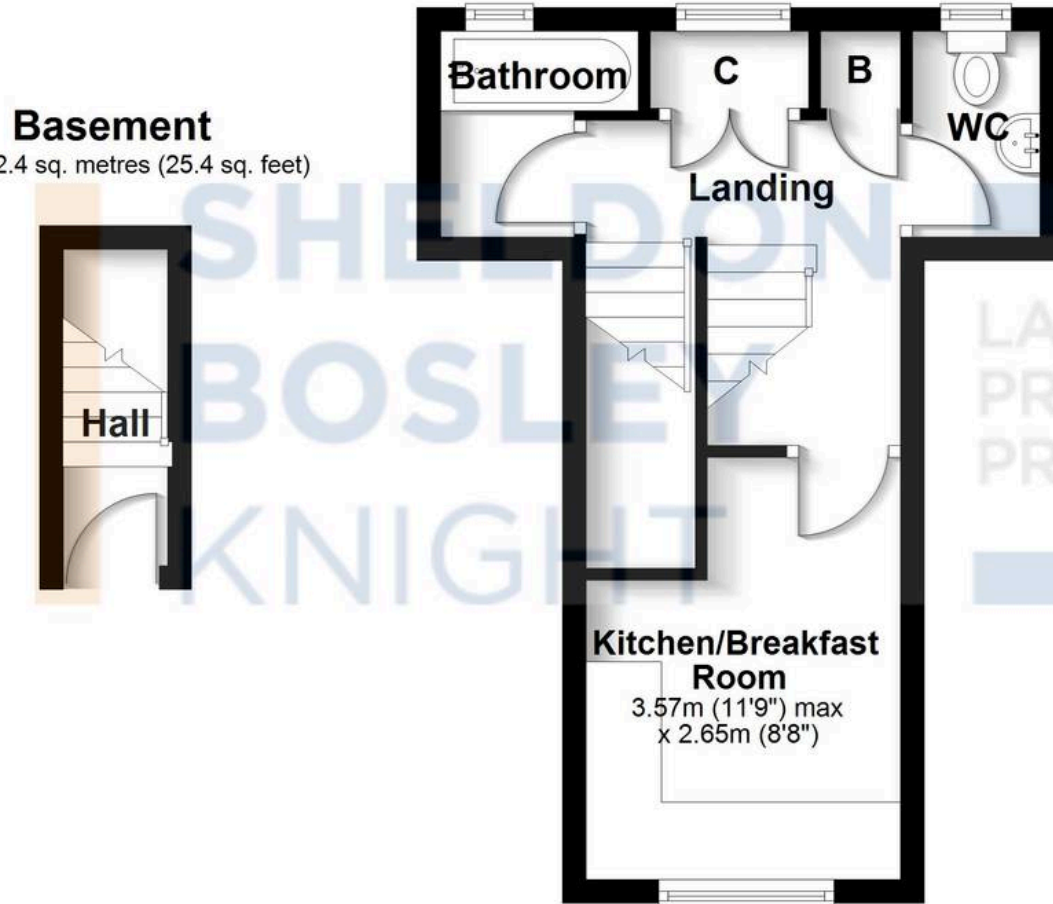
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



## First Floor

Approx. 23.2 sq. metres (249.6 sq. feet)



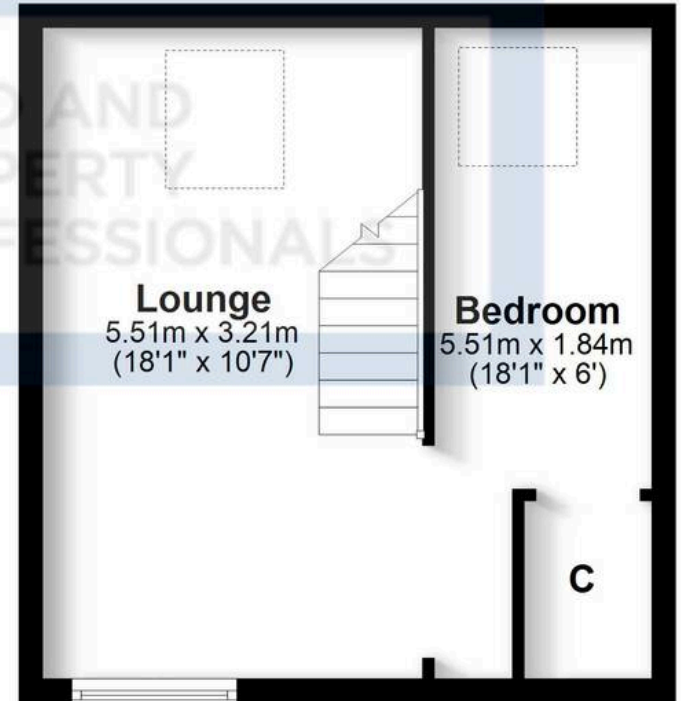
## Basement

Approx. 2.4 sq. metres (25.4 sq. feet)



## Second Floor

Approx. 28.4 sq. metres (305.5 sq. feet)



Total area: approx. 53.9 sq. metres (580.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.



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