



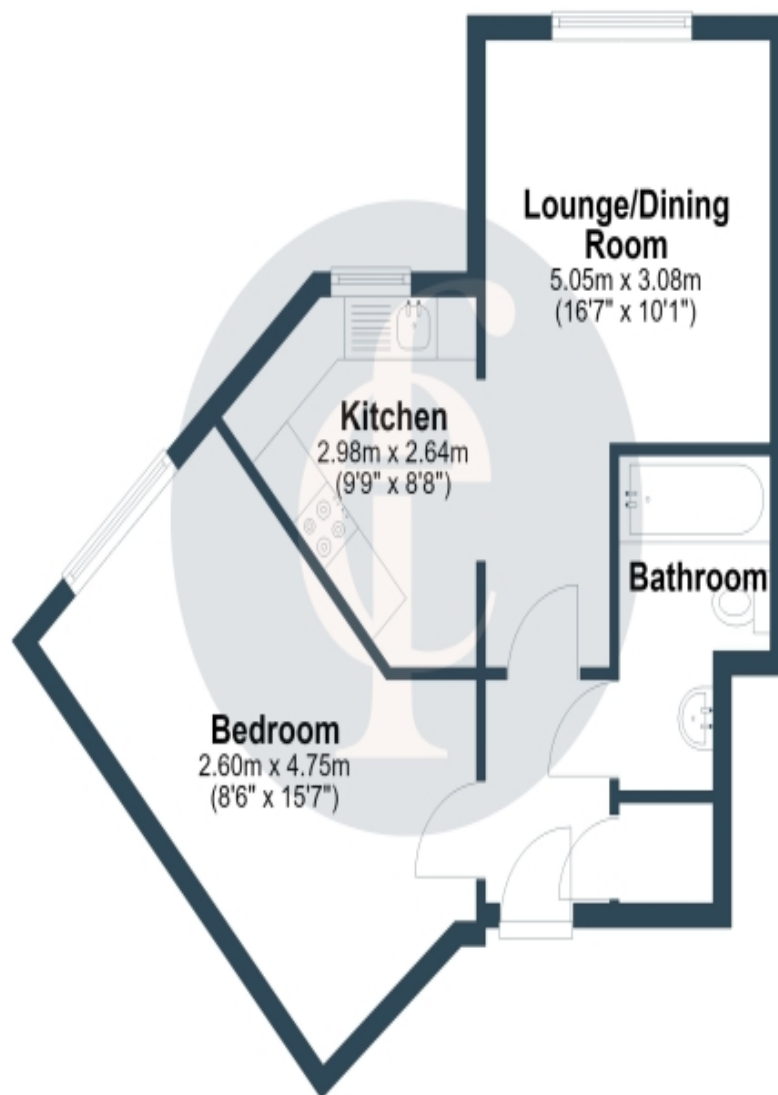
Huxley Court, , Stratford-upon-Avon, CV37 0BG

Offers In Excess Of £125,000



Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



Total area: approx. 39.9 sq. metres (429.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

An immaculately presented one bedroom, ground floor apartment. Ideal for first-time buyers or investors and sold with NO ONWARD CHAIN. Located in the Huxley Court development, just off the Birmingham Road, this apartment enjoys a prime position for accessing the A46, M40/M42, Stratford-upon Avon and Parkway Train Station as well as the Maybird Shopping Centre and other nearby supermarkets. This position makes the home suitable for both commuters in and out of the town. The apartment boasts a well-maintained communal entrance that allows access to the apartment and allocated parking for one car. Inside the apartment the current owner has maintained the property regularly over their 12 years of ownership. Improvements include new flooring throughout in 2022 and a new boiler in 2019. You are welcomed into an entrance hall that allows access throughout. Here you will find a large storage cupboard ideal for housing your shoes, coats, Hoover and ironing board. There is a light, airy and spacious double bedroom with ample room for wardrobes and a chest of drawers to be added. The bathroom consists of a low-level WC, wash hand basin and a shower over the bath. There is tiling to the walls to make for low maintenance and easy cleaning. The kitchen and living space are open plan with light flooding in through two large windows. The living space offers room for both lounging in the evening and dining with friends. The kitchen has a range of wall and base units, space for a fridge/freezer and washing machine. Viewing is a must to appreciate the well-connected position of this apartment. Stratford-upon-Avon is internationally famous as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre. Stratford is also a prosperous riverside market town which provides South Warwickshire with a wide range of national and local stores, fine restaurants, a good choice of public and private schools and excellent sporting and recreational amenities. These include golf courses, swimming pool and leisure centre, race course, the nearby north Cotswold Hills as well as the River Avon for anglers and boating enthusiasts. The town is well served by trunk road/motorway and rail communications with regular train services to Birmingham Moor Street and London Marylebone (via Warwick Parkway/Leamington Spa stations), whilst junction 15 of the M40 motorway is situated within about 15 minutes drive. Birmingham International Airport, the National Exhibition and Agricultural Centres and International Convention Centre are all located in under one hour's travel whilst other well known business centres including Warwick & Leamington Spa, Coventry, Evesham, Redditch and Solihull are all readily accessible. Please note the lease length is 125 years commencing on 20 December 2007. There is a Service Charge of approximately £1100 per annum and a Ground Rent of £200 per annum. This must be verified by a solicitor.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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