



Bondgate House West Street, Shipston-On-Stour

Offers Over **£250,000**

Flat 1

Bondgate House West Street, Shipston-On-Stour

A stylishly presented and fully renovated Grade II Listed, two-bedroom apartment. Situated on the first floor of this beautiful Georgian building.

Occupying a fantastic town-centre position and benefiting from its own private entrance, parking space and a small roof terrace. No Onward Chain.

Sympathetically restored and modernised, this charming Georgian property retains a wealth of original features, including high ceilings, tall sash windows, exposed stonework and timber beams, while offering comfortable and contemporary accommodation.

The property is accessed through Granville Court, where a wooden gate leads to a flight of stairs and the private entrance door.

Inside, the entrance hall has been thoughtfully designed with a built-in bench and coat hooks, creating a practical and welcoming space. The impressive open-plan living area is filled with natural light from three tall sash windows and provides an excellent space for relaxing, dining and entertaining. The kitchen is fitted with shaker-style units, complemented by a combination of timber and granite work surfaces and integrated appliances.

A large storage cupboard with fitted shelving provides useful additional storage.





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There are two well-proportioned double bedrooms, with the second bedroom featuring a vaulted ceiling and exposed beams. The main bathroom has been finished with built-in vanity storage and a bath with shower over.

Outside, immediately in front of the apartment is a small private roof terrace, providing just enough space for a bistro table and chairs, along with a few pots and plants — a lovely spot to enjoy some fresh air. There is off road parking for one car.

The property is ideally placed for enjoying everything Shipston-on-Stour has to offer, with a wide range of independent shops, cafés, restaurants and everyday amenities all within easy walking distance.

The lease currently has approximately 40 years remaining but will be extended to 99 years as part of the sale, with the extended lease being transferred to the new owner.

Ground rent: £100 per annum

Service charge: £260 per annum, covering the upkeep of the communal areas.

Council Tax band: A

Tenure: Leasehold

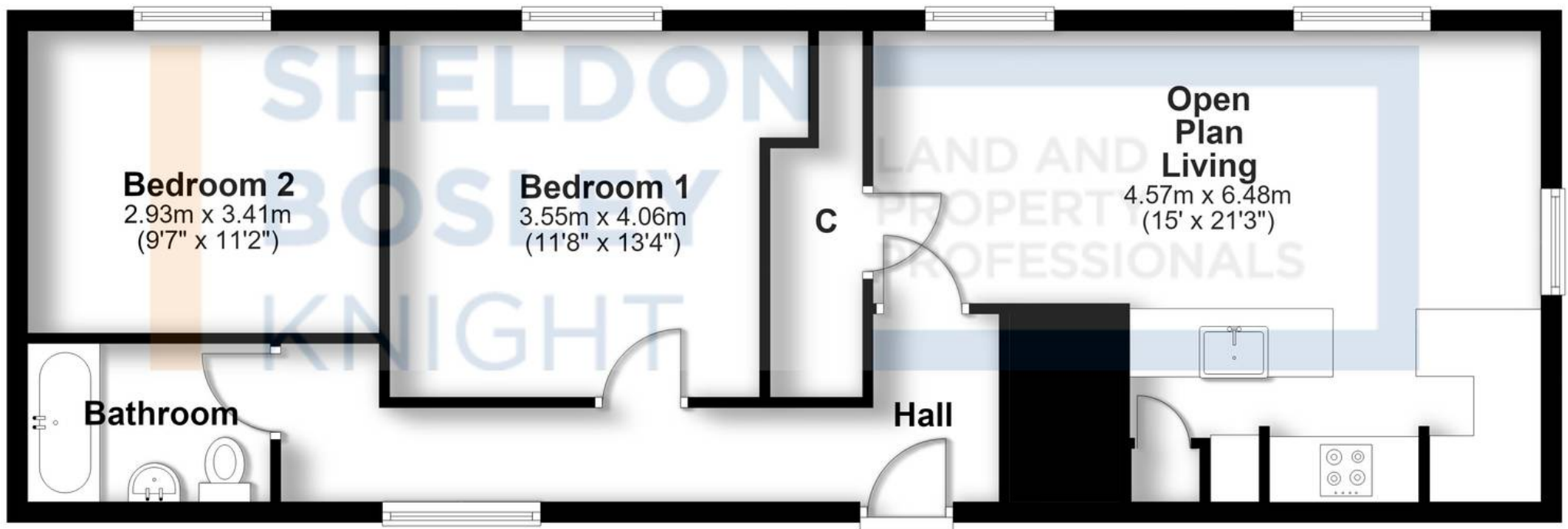
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



First Floor

Approx. 67.5 sq. metres (726.3 sq. feet)



Total area: approx. 67.5 sq. metres (726.3 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.



Sheldon Bosley Knight Shipston & Kington

Sheldon Bosley Knight Ltd, The Corner House Market Place - CV36 4AG

01608 661666

shipstonsales@sheldonbosleyknight.co.uk

www.sheldonbosleyknight.co.uk/



Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.