



NORTH
COTSWOLD
SURVEYORS



FOR SALE

FLAT 3, ELLIOTT COURT,
Telegraph Street, Shipston-On-Stour, CV36 4DA

Offers in the region of £135,000

- One Bedroom Top Floor Apartment
- Centrally Located within Shipston-on-Stour
- Dual Aspect Living Area
- Ideal First Time Buy or Investment
- Popular North Cotswold Market Town
- With Adjacent Car Port



**Flat 3, Elliott Court,
Telegraph Street, Shipston-On-Stour, CV36 4DA**
Offers in the region of £135,000

LOCATION

Shipston-on-Stour is an attractive and thriving market town situated on the edge of the North Cotswolds, offering an excellent range of independent shops, cafés, public houses and local amenities.

The town is conveniently positioned for access to Stratford-upon-Avon, Chipping Campden and Moreton-in-Marsh, with direct rail services available from Moreton-in-Marsh to London Paddington.

ACCOMMODATION

The accommodation briefly comprises:

Communal entrance and stairway

Entrance hall

Living room

Fitted kitchen

Double bedroom

Bathroom with shower over bath

EPC

EPC Rating: D

SERVICES

Mains water, drainage and electricity are understood to be connected to the property.

COUNCIL TAX

Band A.

LOCAL AUTHORITY

Stratford-on-Avon

TENURE

We understand the property is held leasehold under Title Number WK524857 for a term of 999 years from and including 8 December 2021. The sale includes Flat 3 (Second Floor) together with the associated parking space.

Further information relating to the lease, service charge, ground rent and management arrangements is available from the selling agent upon request.

Estate Agents Act 1979

Please note that a director of North Cotswold Surveyors is connected to the vendors of the property within the meaning of the Estate Agents Act 1979.



The floor plan shows a rectangular apartment layout. On the left is the kitchen (6m²) containing a sink, stove, and refrigerator. Adjacent to it is the sitting room (12.1m²). The entrance hall (4.8m²) is centrally located, providing access to the sitting room, bedroom, and bathroom. The bedroom (9.2m²) is on the right side. The bathroom (4.8m²) is located between the entrance hall and the bedroom, containing a bathtub, toilet, and sink. Dimensions are provided for each room and overall measurements for the entire unit.

Room	Area (m²)
Sitting Room	12.1
Bedroom 1	9.2
Bathroom	4.8
Kitchen	6
Entrance Hall	4.8
Total	35



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