



NORTH
COTSWOLD
SURVEYORS



FOR SALE

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

Offers in the region of £145,000

- 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 £145,000

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.

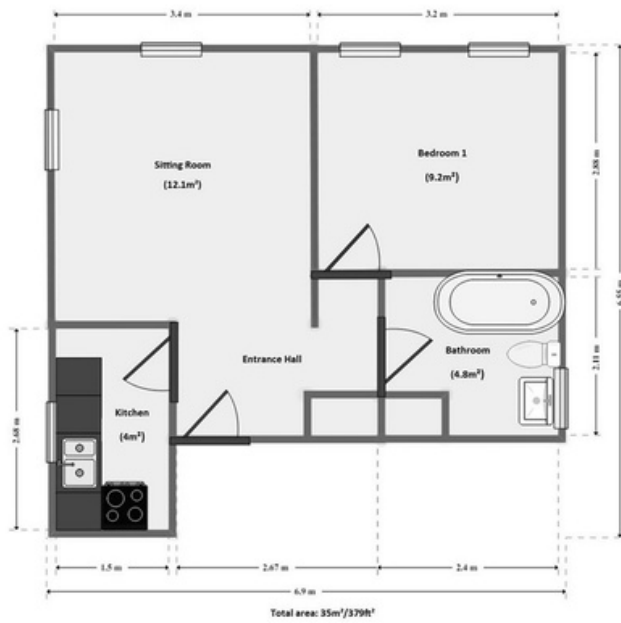
Further information relating to the lease, service charge, ground rent and management arrangements is available from the selling agent upon request.

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.



Floor Plan



VIEWINGS

Strictly by appointment through:

North Cotswold Surveyors

Commercial & Residential Property Consultants

Tel: 07779 095241

Email: info@northcotswoldsurveyors.co.uk



These particulars are provided in good faith and are intended as a guide only. They do not form part of any contract. All measurements, areas and distances are approximate. Interested parties should make their own enquiries and satisfy themselves as to all matters relating to the property, including tenure, services, planning, fixtures and fittings.