



Peter Clarke

32 Lucy's Mill, Mill Lane, Stratford-upon-Avon, CV37 6DE

### 32 Lucy's Mill, Stratford-upon-Avon



- NO CHAIN
- Third floor apartment with river views and a southerly aspect
- Flexible accommodation
- Bespoke kitchen with bi-fold doors to balcony
- Bright sitting room with feature ceiling and triple bi-fold doors to balcony
- Secure gated parking and a further enviable, allocated internal parking space
- Share of freehold, on a no-through road, with lift and communal riverside gardens



£825,000

In a prime position on the third floor of Lucy's Mill, with superb views over the River Avon and green space beyond. The turn-key internal accommodation is presented to the highest standard and has been updated with a meticulous attention to detail. Further benefits include a balcony, secure gated parking, easy access to the town centre and full wiring for full fibre broadband. NO CHAIN.

### ACCOMMODATION

Communal entrance with lift leading to the third floor where the apartment is located.

### COMMUNAL LANDING

shared with only one other apartment. Private storage cupboard.

### ENTRANCE HALL

with double cloaks cupboard also housing the media controls. Laundry cupboard with space for stacked washing machine and tumble dryer. Travertine tiled flooring with under floor heating.

### SITTING ROOM

a bright room with feature ceiling and lighting, triple bi-fold door to balcony and view.

### BALCONY

with iron railing and recently upgraded composite decking, retractable awning, heaters and lighting, outside tap and power point.

### KITCHEN

with spotlights, double bi-fold doors to balcony, bespoke oak and alabaster painted kitchen with marble work top incorporating sink with Quooker tap and five ring induction hob with extractor fan hood over, integrated Neff appliances including oven, microwave, fridge

freezer, further inset walnut work top, travertine floor tiles with under floor heating.

### DINING ROOM/BEDROOM THREE

with window to front. Originally a bedroom but converted now having double doors onto the hallway.

### MAIN BEDROOM

with window to front, fitted furniture including headboard, bedside tables, chest of drawers and inset storage cupboard. Opens into

### DRESSING AREA

range of fitted wardrobes with sliding doors.

### EN SUITE SHOWER ROOM

with window to side, convenient wall mounted stop/start shower button, shower cubicle with rainfall shower head and inset shelving, floating wash hand basin unit with low level cupboard, wc, chrome heated towel rail, part tiled walls and tiled flooring with under floor heating.

### SECOND DOUBLE BEDROOM

with window to front and fitted furniture including headboard, bedside tables, dressing table and triple wardrobes.







## BATHROOM

freestanding oval shaped bath with hand held shower attachment, fitted unit housing wash hand basin with cupboards below and wc, chrome heated towel rail, extractor fan, part tiled walls and tiled floor with under floor heating.

## OUTSIDE

There are communal grounds with various seating areas, gated entrance with parking spaces leading to an enviable, allocated internal parking space. Communal riverside grounds with seating areas.

## GENERAL INFORMATION

**TENURE:** The property is understood to be share of freehold with an underlying lease of 950 years. The ground rent is £1 per annum and current service charge is £5,680 per annum, with a portion of this going into a sinking fund. There are restrictions on the lease including pets and short lets. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Central heating is a mix of electric radiators and under floor heating.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band F.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



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53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
Tel: 01789 415444 | [stratford@peterclarke.co.uk](mailto:stratford@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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