7 Bryan Mews, Bidford-on-Avon, Alcester, B50 4BF

- NO CHAIN
- First floor apartment forming part of a small development
- Close to local shops, restaurants and the River Avon
- Two bedrooms
- Open plan sitting/dining room and kitchen
- Allocated parking space
- Viewing highly recommended

2 1 1

£139,500

NO CHAIN. In a central location of Bidford on Avon is this two bedroom first floor apartment with an allocated parking space, benefitting from an extended lease. Available to be purchased as an ongoing investment opportunity with tenants in situ, or with vacant possession. Approx gross rental yield 7%.

ACCOMMODATION

Entrance hall with two fitted cupboards and loft hatch. Sitting/dining room with windows to front and rear. Kitchen with window to side, range of matching wall and base units with work top over incorporating one and a half bowl sink with drainer and four ring gas hob with extractor fan hood over, space for fridge freezer and washing machine, part tiled walls, tiled floor. Bedroom with window to front, fitted double bedroom. Bedroom with window to front, fitted double wardrobe. Bathroom with panelled bath with electric shower over, wash hand basin, wc, extractor fan, part tiled walls, vinyl flooring.

Outside there are communal grounds including an allocated parking space for the apartment.

GENERAL INFORMATION

TENURE: The property is leasehold. The lease details are 125 years from January 2023. Service charge amounts to approx. £1,150 per annum and ground rent £100 per annum. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas fired central heating.

AGENTS NOTE: Previous marketing photos used.

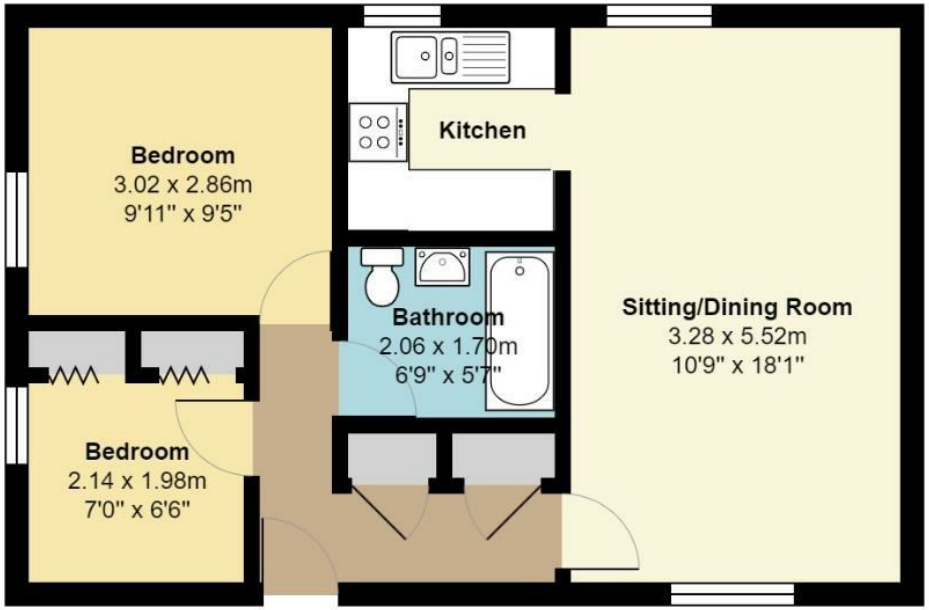
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

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

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.

7 Bryan Mews



Total Area: 47.9 m² ... 516 ft²

All measurements are approximate and for display purposes only

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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