8 Olivers Lock Payton Street, Stratford-upon-Avon, CV37 6PS

- Town centre location
- Exclusive gated setting
- Luxury first floor apartment with lift
- Beautifully presented
- Large drawing room with dining area
- Kitchen
- Two double bedrooms, bathroom and en suite
- No chain

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Guide Price £400,000

A very spacious two bedroom first floor apartment in this exclusive luxury development next to the canal in the town centre, with gated allocated parking providing light and spacious accommodation of approx. 1,074 sq.ft. NO CHAIN.

ACCOMMODATION

There is a communal front door leading to communal hall with lift and stairs rising to the first floor landing. With front door to Hall having downlighters. Bedroom Two on the lower level with fitted wardrobes, downlighters. Internal stairs rise to the Inner Hall having airing cupboard with hot water cylinder. Large Sitting/Dining Room with high ceiling, large bay window with window seat to front, handmade fitted cupboards with display shelving. Kitchen with sink and taps over and cupboards beneath, further cupboards and work surface, built in washing machine, built in oven and grill, four burner gas hob, microwave, built in fridge freezer, downlighters. Bedroom One with high ceiling and window to side overlooking canal, downlighters, fitted wardrobes. En Suite with WC, wash basin and large shower cubicle, tiled walls, ladder towel rail. Bathroom with WC, wash basin and bath, with tiled walls, tiled floor, ladder towel rail, downlighters. Outside, there are communal gardens, secured gated access from the Warwick Road and Payton Street with allocated parking space.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with 125 year lease from 2020. There is a current annual service charge of approximately £2,200 per annum and a current ground rent charge of £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.

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 D.

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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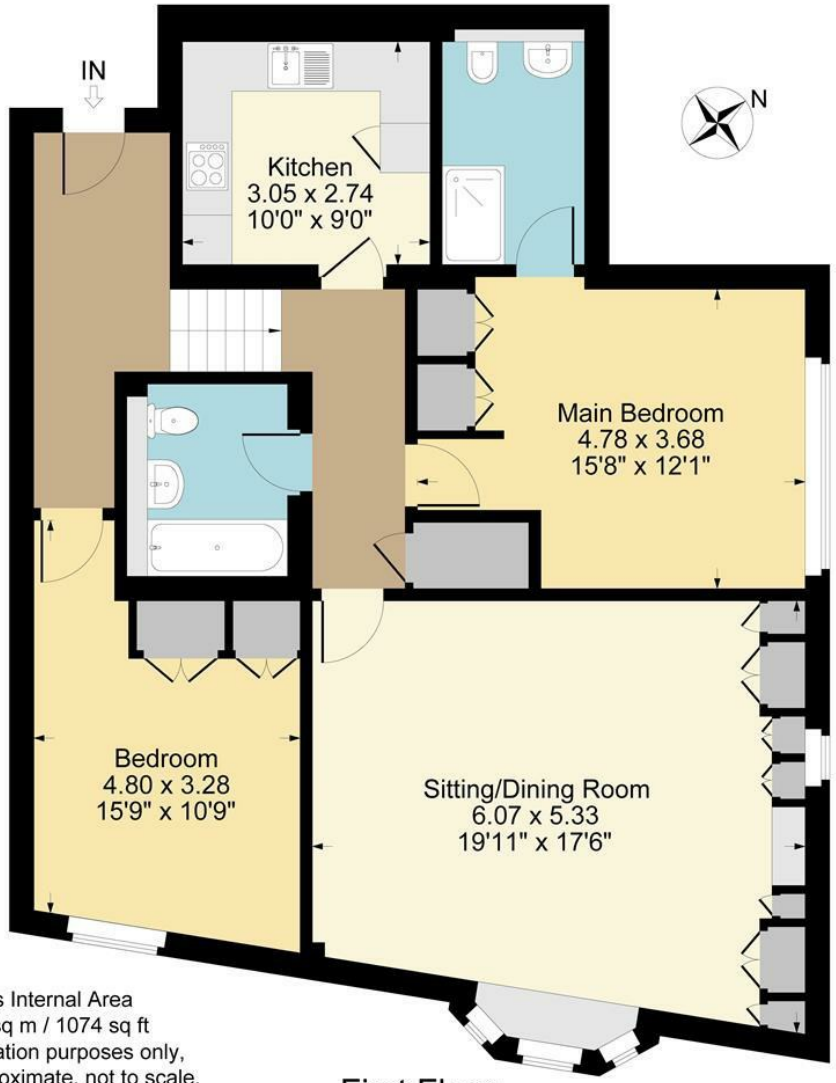
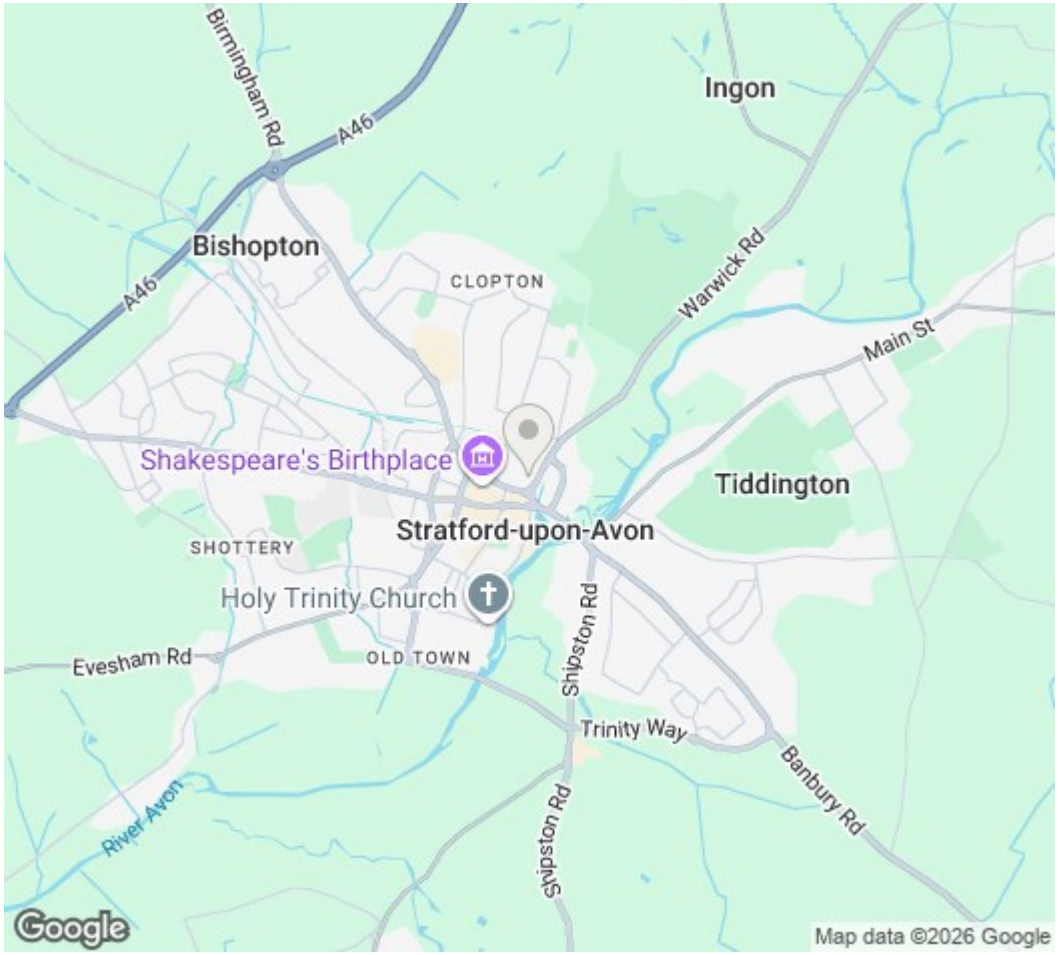


Approximate Gross Internal Area
Forth Floor = 99.80 sq m / 1074 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

First Floor



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Winkworth