

Peter Clarke



4 Verona, Warwick Court, Warwick Road, Stratford-upon-Avon, Warwickshire, CV37 6YE

- First floor
- Walking distance to town centre
- Adjacent to the canal
- Modernised throughout
- 999 year lease
- Allocated parking



£175,000

Adjacent to the canal and within easy walking distance of the town centre is this modernised, one double bedroom, first floor apartment. With a balcony to enjoy the summer days and allocated parking, this apartment we feel, offers a great first time buy or investment purchase, having been successfully let out for a number of years.

#### ACCOMMODATION

Entrance hall with door to storage cupboard, wall mounted entry phone system. Sitting room being dual aspect, pebble effect fire, sliding doors to balcony, partially overlooking the canal. Kitchen with matching wall, base and drawer units with work surface over and incorporating stainless steel sink and drainer unit, integrated oven, microwave, four ring induction hob with overhead canopy extractor, slimline dishwasher, fridge freezer and breakfast bar. Bedroom with built in wardrobe having mirrored front. Bathroom with bath, separate shower cubicle, wc and wash hand basin with generous built in storage.

Outside the property enjoys the use of communal gardens running alongside the canal, and parking for two cars.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold for a term of 999 years from 1961. There is a service charge of approximately £1,880 per annum, but we are awaiting confirmation. 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. Electric heating.

**AGENTS NOTE:** Previous marketing images have been 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 C.

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

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

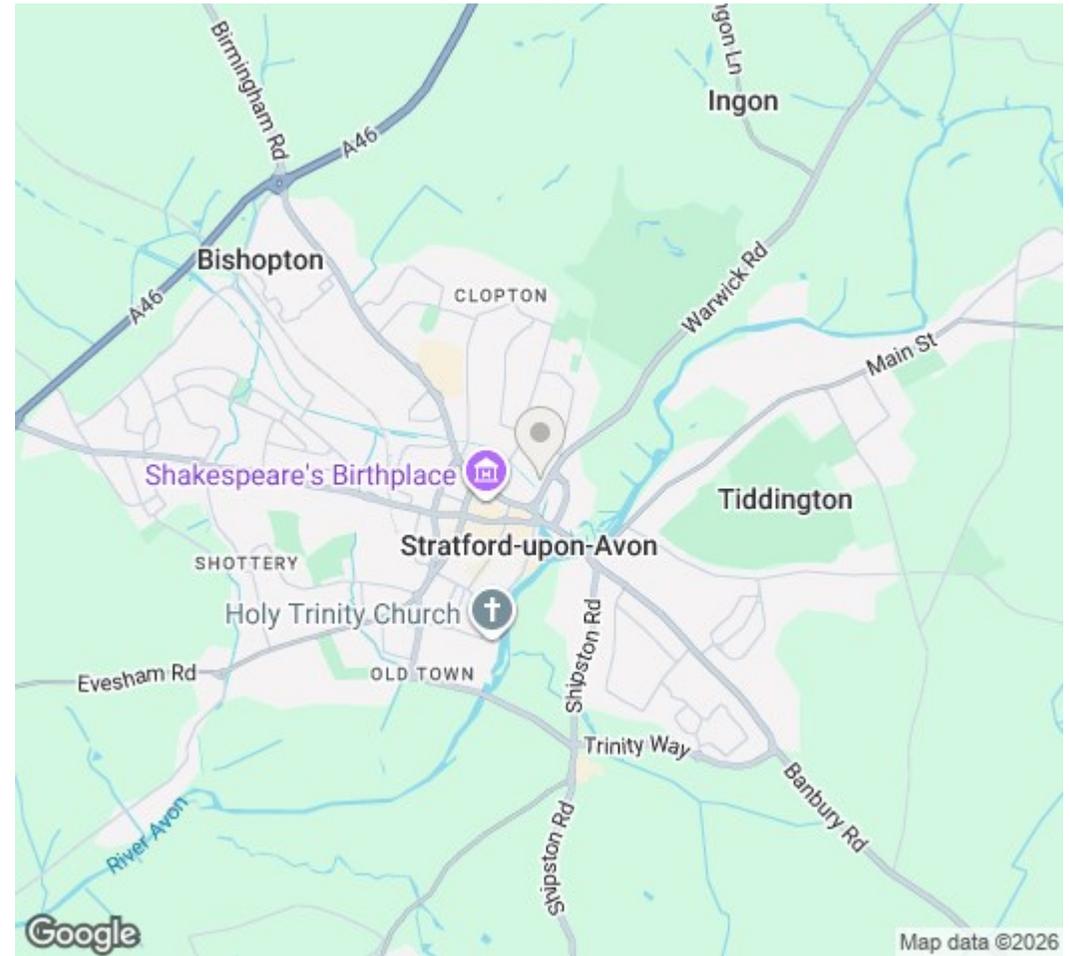


4 Verona, Warwick Court, Stratford upon Avon  
Total Approx. Floor Area 56.15 Sq.M. (604 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Approx. Floor  
Area 56.15 Sq.M.  
(604 Sq.Ft.)



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.

Multi-award winning offices  
serving South Warwickshire & North Cotswolds

53 Henley Street, Stratford-upon-Avon, Warwickshire, CV37 6PT  
01789 415444 | stratford@peterclarke.co.uk | www.peterclarke.co.uk

