





Apartment

HIGH STREET
BIDFORD-ON-AVON
WARKS
B50 4BQ

Asking Price

£390,000

FEATURES

- SALE AGREED
- First Floor Apartment
- River views with Balcony to Sitting Room and Master Bedroom
- Two Bedrooms
- En Suite and Bathroom
- Village Location
- Two Allocated Off Road Parking Spaces
- Communal Gardens
- Council Tax Band - D
- Energy Performance Rating - B

2 2 1 B

AVON ESTATES

2 Bedroom Apartment located in Alcester

Entrance Hall
Double panel radiator, fitted carpet.

Sitting Room
13'1x19'2
Double glazed doors to rear aspect, TV point, fitted carpet, two double panel radiator and two wall lights.

Kitchen/Dining room
8'1x13'7
Double panel radiator, tiled floor, range of wall and base units with work surface over, sun tube, one and a half bowl sink with drainer and mixer tap, tiled splash back, spot lights, filter hood, built in double electric oven, built in dishwasher and built in fridge/freezer.

Utility Room
Space and plumbing for washing machine and wall mounted ideal boiler.

Bedroom One
10'5" x 13'8"
Double glazed 'French' doors to rear aspect, double fitted wardrobes, double panel radiator, TV points, spot lights fitted carpet and two wall lights. Leads to the En-suite.

En-suite
5'2x5'2
Shower cubical, extractor fan, dual flush low level W/C, wash hand basin set into a vanity unit, tiled splash back, spot lights, heated towel rail, tiled floor and shaver point.

Bedroom Two
9'4x8'1
Single panel radiator, TV point, fitted carpet and 'Velux' roof light.

Bathroom
Dual Flush low level w/c, pedestal wash hand basin, tiled splash back, bath with shower over, heated towel rail, tiled floor, spot lights and extractor fan.

Communal Gardens/Outside
Beautifully manicured communal gardens. Outside garden/bike storage cupboard.

Tenure Leasehold
We understand the property is for sale 'Leasehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts. There is 225 years remaining on the lease. Ground rent is £200 per annum. Service charge is £1,345.44 per annum.

Council Tax Band
Currently tax band 'D' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering
We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect

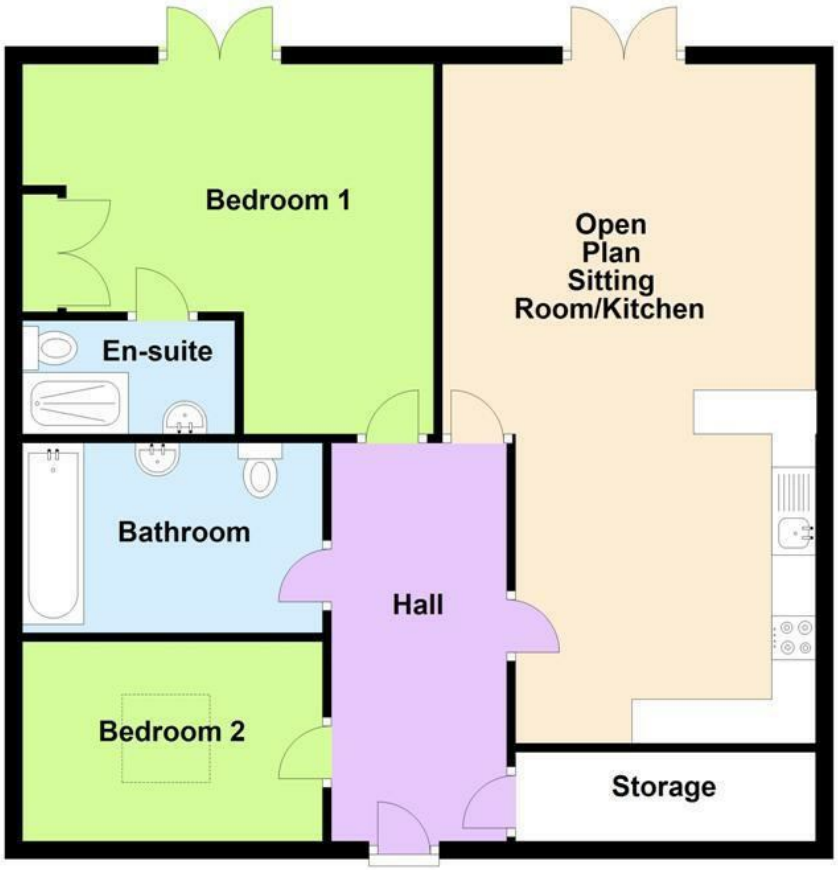








Ground Floor



Call us on

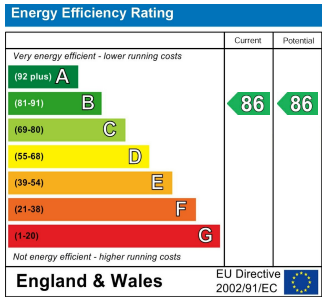
01386 257180

sales@avonestates.net

www.avonestates.net

Council Tax Band = D

Energy Rating = B



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.