

Mark
Webster
estate agents



Church Walk
Atherstone
£145,000

*** A MAGNIFICENT GROUND FLOOR APARTMENT SET IN THIS BEAUTIFUL GRADE II LISTED BUILDING - NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this truly stunning one bedroom apartment set in this delightful building known as "The Old Vicarage" having an excellent position and stands in well maintained gardens. Viewing is essential.

COMMUNAL ENTRANCE HALL

A superb light and airy space with a delightful original tiled floor, intercom accessed entrance door and further doors leading off to the apartments.

ENTRANCE PORCH

Door to a useful storage cupboard and a further door to...

LOUNGE/DINER

23' 0" x 15' 9" into bay window (7.01m x 4.8m)

Having a bay window, double panelled radiator, feature fireplace, tall ceiling, original deep coving, ceiling rose and doors leading off to...

KITCHEN

7' 1" x 7' 2" (2.16m x 2.18m)

Double panelled radiator, window, a range of base and eye level kitchen units, roll edge work surfaces, panelled splash backs, composite style sink, space for an electric single oven, electric hob with extractor over, space for a fridge and a washing machine.

INNER HALLWAY

Having a useful storage cupboard and doors leading off to...

BEDROOM

11' 3" x 9' 7" (3.43m x 2.92m)

Double panelled radiator, window and double doors to a useful wardrobe.

SHOWER ROOM

5' 5" x 6' 7" (1.65m x 2.01m)

Opaque glazed window, panelled walls, single panelled radiator, pedestal wash basin, low level WC and a shower enclosure with electric shower over.

TO THE EXTERIOR

The apartment benefits from 2 allocated parking spaces and use of the communal gardens.



FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

CHARGES: £150 per month (includes building insurance, fitted fire alarm and gardening)

TENURE: We have been informed that the property is LEASEHOLD with 989 years remaining, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

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GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or mis-statements. The plan is illustrative purposes only and should be used as a guide only. As to other aspects of reference can be given.
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