18 Avonbank Paddocks, Southern Lane, Stratford-upon-Avon, CV37 6BH

- Gated complex
- Garage and parking
- First floor apartment
- Only two apartments are accessed via the communal front door for this apartment
- Only one apartment on the first floor
- Two double bedrooms, two bathrooms
- Fully usable loft space accessed via a paddle staircase

2 1 1

£260,000

Located in a gated development just a stones throw from the River Avon, is this two double bedroom first floor apartment with the added benefit of a fully carpeted and plastered loft space, and a garage. Located within walking distance of the town centre and offered with NO ONWARD CHAIN.

ACCOMMODATION

Communal front door allowing access to just two apartments, one on the ground floor, one on the first floor. Stairs to first floor landing, private front door. Entrance hall with wall mounted entry phone system, paddle staircase to loft space. Sitting room with coal effect fireplace with decorative surround and mantle over, vaulted ceilings. Kitchen with matching wall, base and drawer units with work surface over and incorporating sink and drainer unit, integrated oven, four ring gas hob and overhead extractor, integrated fridge freezer, space for washing machine and condenser dryer. Cloakroom with wc and corner wash hand basin. Bedroom with built in wardrobe and overhead storage. En suite bathroom comprising P shaped bath with shower over, wc, wash hand basin set into built in storage. A second double bedroom with built in wardrobes and drawers and archway to shower cubicle and basin. Fully boarded, carpeted and plastered loft space accessed via a paddle staircase and offering built in wardrobes and drawers. It is believed this has previously been used to house a guest bed and also used as an office, but no Building Regulations are in place to allow it to be an official room.

Outside in the middle of the development is a lawned communal garden. The property also has a garage and parking space.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 99 years from 1990. The maintenance charge is £2,427 per annum plus £125 for ground rent. 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 central heating.

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.

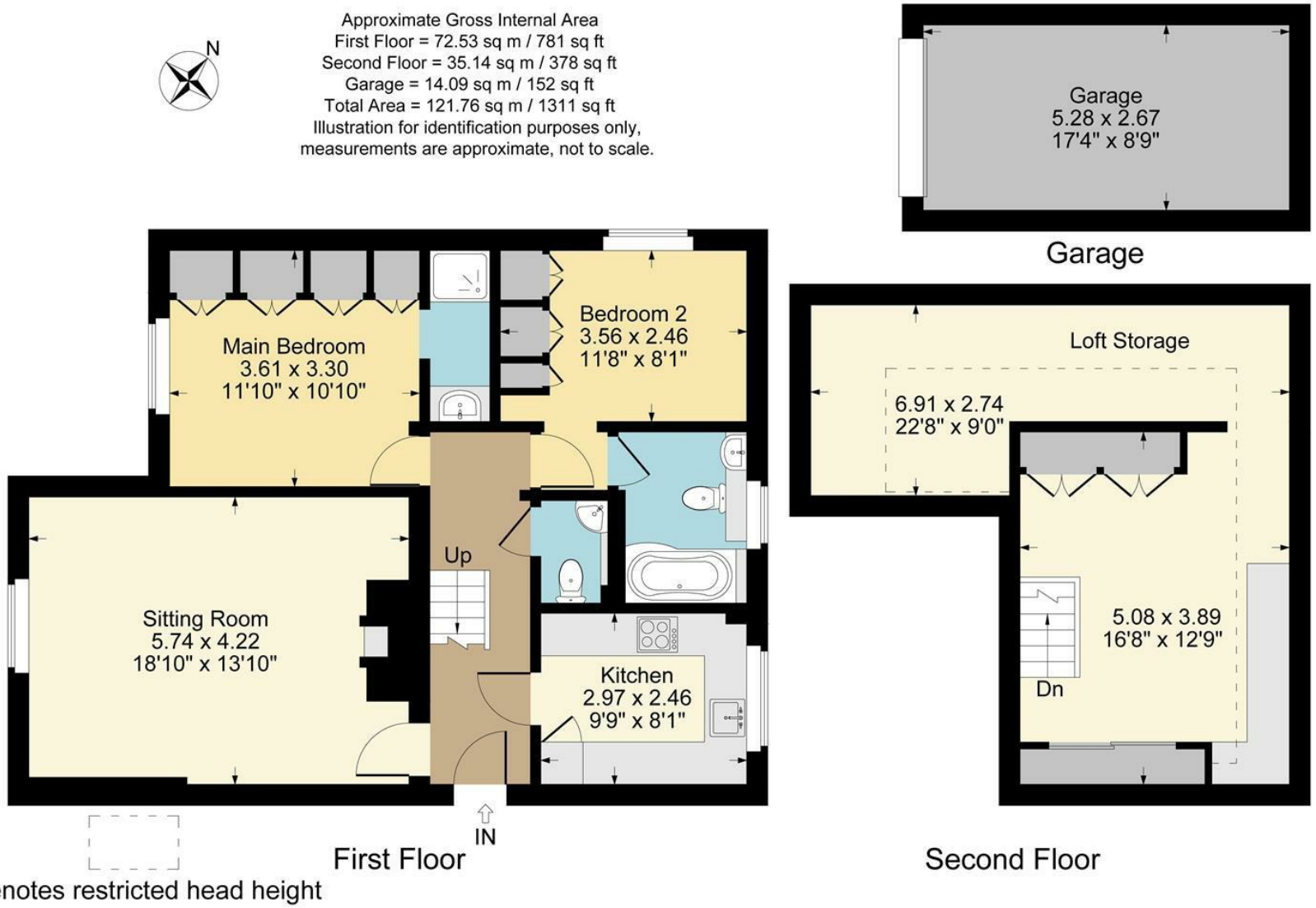
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band F.

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

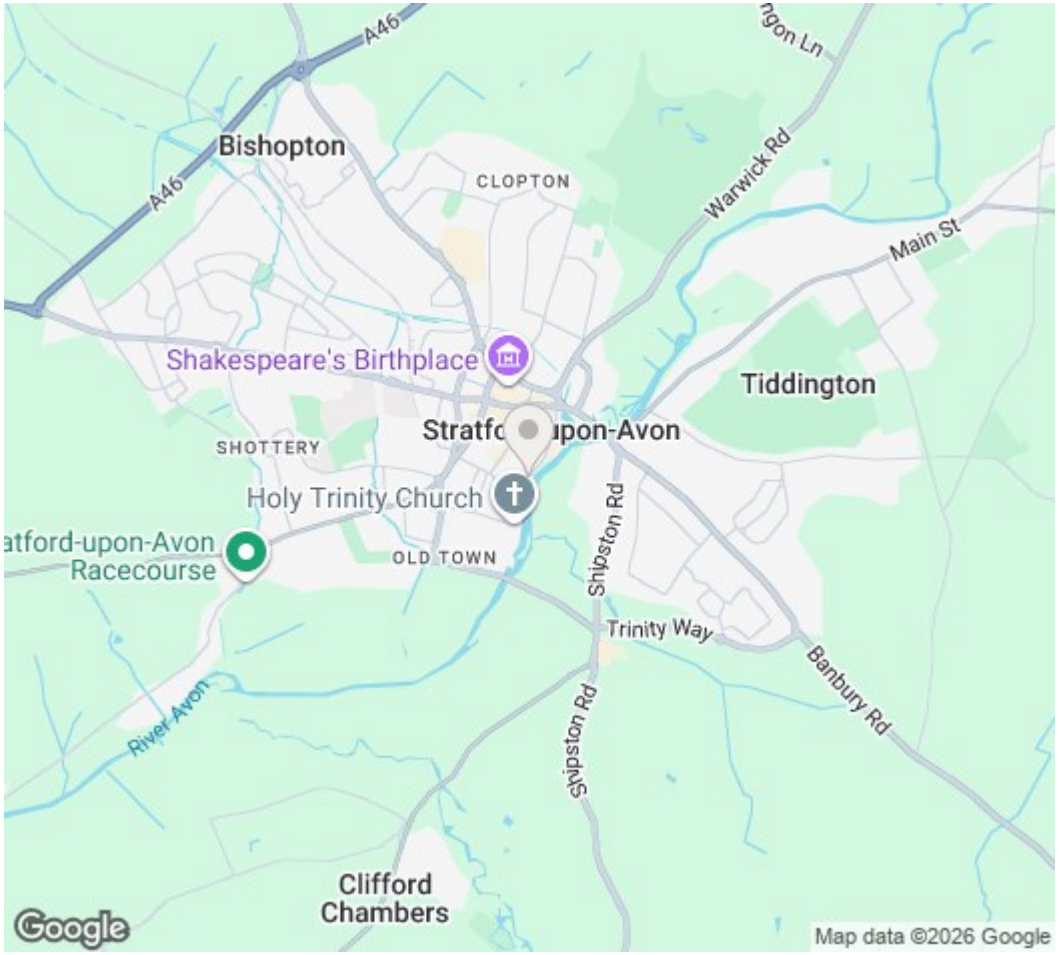
VIEWING: By Prior Appointment with the selling agent.

18 Avonbank Paddocks, Stratford-upon-Avon

Approximate Gross Internal Area
First Floor = 72.53 sq m / 781 sq ft
Second Floor = 35.14 sq m / 378 sq ft
Garage = 14.09 sq m / 152 sq ft
Total Area = 121.76 sq m / 1311 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Denotes restricted head height



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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