



Connells

Avon Estates Warwick Road
Stratford-Upon-Avon

Avon Estates Warwick Road Stratford-Upon-Avon CV37 0NS

for sale
£50,000



Property Description

Located on the highly regarded Avon Estates Holiday Park on Warwick Road, this beautifully presented two-bedroom holiday home enjoys an enviable position within the development, offering a fantastic combination of peaceful riverside living and convenient access to Stratford-upon-Avon town centre, which is within walking distance.

Offered for sale fully furnished, the accommodation is ready for immediate enjoyment and comprises a spacious and welcoming living area, a well-equipped fitted kitchen complete with fridge freezer, dishwasher and microwave, and two generously sized bedrooms. The impressive principal bedroom benefits from its own ensuite shower room and a walk-in wardrobe, while the second twin bedroom, featuring two single beds, also enjoys the advantage of its own ensuite facilities, providing excellent comfort and privacy for owners and guests alike.

Externally, the property benefits from a wonderful decking area, perfect for relaxing, entertaining, or enjoying the surrounding outlook. The home also offers parking for two vehicles, adding further practicality and convenience.

Agents Notes

Site fees are £5,786 (which includes vat) per year.

Agents Note: There are a number of obligations on both sellers and buyers when

completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

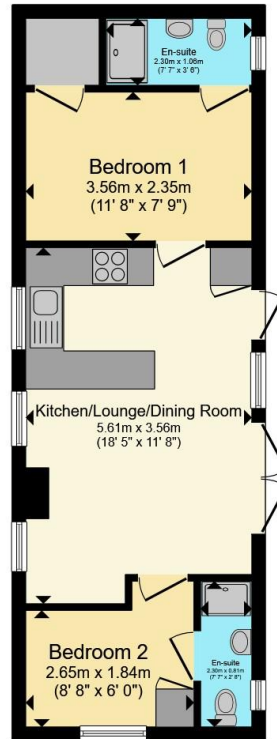
Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK (www.gov.uk)

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 39.7 m² (428 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating:
 Exempt

Tenure:

view this property online connells.co.uk/Property/STR109009

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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