



## The Old Bakery Telegraph Street, Shipston-On-Stour

Offers Over **£197,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



## The Old Bakery Telegraph Street

Shipston-On-Stour, Shipston-On-Stour

### INVESTMENT OPPORTUNITY

A spacious 2nd-floor apartment, centrally located, with 2 double bedrooms, offered for sale with no onward chain.

Communal entrance hall & stairwell leading to the front door which opens to the entrance hall, open plan living room and kitchen having integrated fridge/freezer, dishwasher, washing machine, oven and hob. The bathroom has a shower over the bath, WC and basin, there are two double bedrooms one having a built in wardrobe and a useful storage cupboard from the hall. The property had underfloor heating throughout and is conveniently located just off the market square, there are 2 public carparks nearby and street parking all of which you can buy a yearly resident permit for.

We understand that the property is for sale Leasehold with 150 years on the lease starting from 1st January 2010.

Ground Rent £250 per annum





The market town of Shipston on Stour, located in South Warwickshire, is an excellent choice for those who want to have easy access to a variety of amenities. The town has a rich history as an important sheep market town and is also known as 'Sheep-wash-Town'. It has flourished over the years as a thriving working town and boasts a range of facilities, including a number of independent shops, pubs, restaurants, and community-led services. The town has a primary and a secondary school, a medical centre, two dentists, a town hall, a scout hut, and many other amenities, including a variety of sports clubs. The town also hosts several events throughout the year, such as the Shipston Wool Fair, craft markets, Shipston Proms, and Victorian Evening. The main centres for the area are Stratford upon Avon (11 miles), Banbury (14 miles), Warwick (17 miles), and Leamington Spa (18 miles). A mainline rail service to Oxford/London is available from the Cotswold town of Moreton in Marsh (7 miles).

Service charge to include: Annual buildings insurance, the external window cleaning, the electricity to light the common areas, the maintenance of the common areas, these were re-carpeted and re-decorated in the last six months. £400 per annum payable in 2 instalments of £200.



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

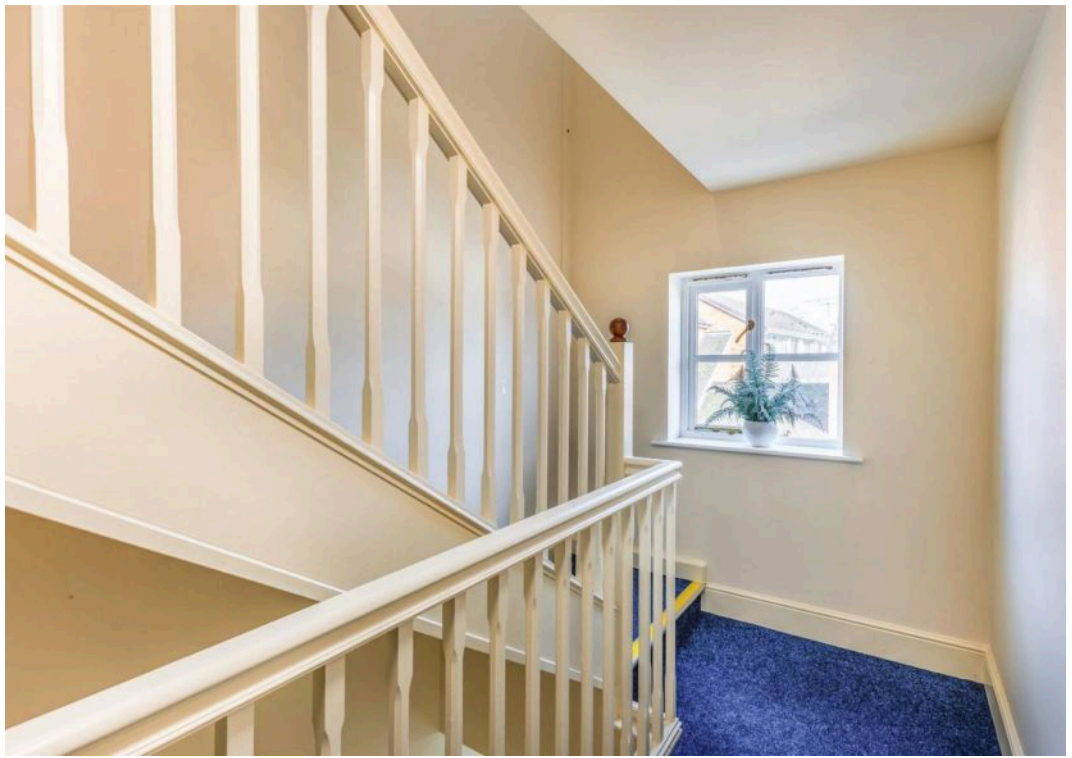
#### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

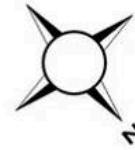
These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





## Ground Floor

Approx. 54.2 sq. metres (583.6 sq. feet)



Total area: approx. 54.2 sq. metres (583.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.





## Sheldon Bosley Knight Shipston & Kington

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