

15 Lloyds Way, Stratford-upon-Avon, Warwickshire, CV37 0SG

- Very well presented
- Top floor apartment
- Two good bedrooms
- Juliet balcony with views
- Sitting/dining room
- Kitchen and bathroom
- Allocated parking

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Offers Over £160,000

A very well presented top floor modern apartment with Juliet balcony with views over the town and beyond, two good bedrooms and allocated parking.

ACCOMMODATION

Secure entry leads via a door to communal hall with stairs to the second floor and spacious landing. Door to private entrance porch with access to roof space, door to hall with security entry phone, door to storage cupboard. Sitting/dining room plus recess, with double doors to Juliet balcony with attractive views. Kitchen with single bowl single drainer sink unit with monobloc mixer taps over and cupboards beneath, further range of units providing cupboards, working surfaces, storage space and drawers. Access to gas heating boiler, space for fridge freezer, space and plumbing for washing machine, four burner stainless steel gas hob with oven and grill below and filter hood over, tiled splashbacks and downlighters. Two bedrooms. Bathroom with bath, shower over, wc, wash hand basin, tiled splashbacks, downlighters and extractor fan.

Outside there is allocated and visitors parking, a communal bin store and bike store.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold for a term of 125 years from 2005, although we have not seen evidence. There is a current maintenance charge of £1,800 per year and current ground rent charge of £150 per year. 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 heating to radiators.

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

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

VIEWING: By Prior Appointment with the selling agent.







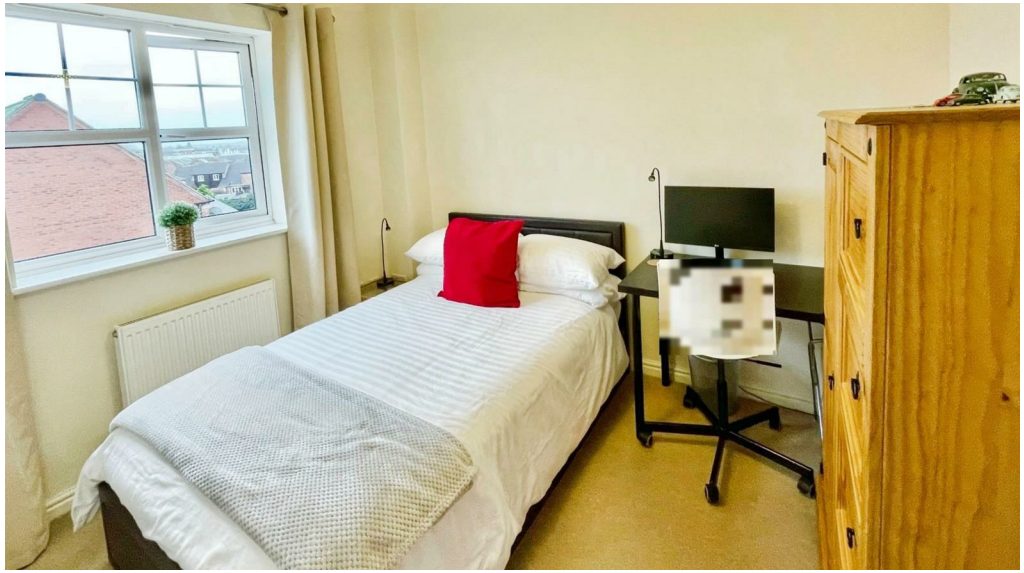


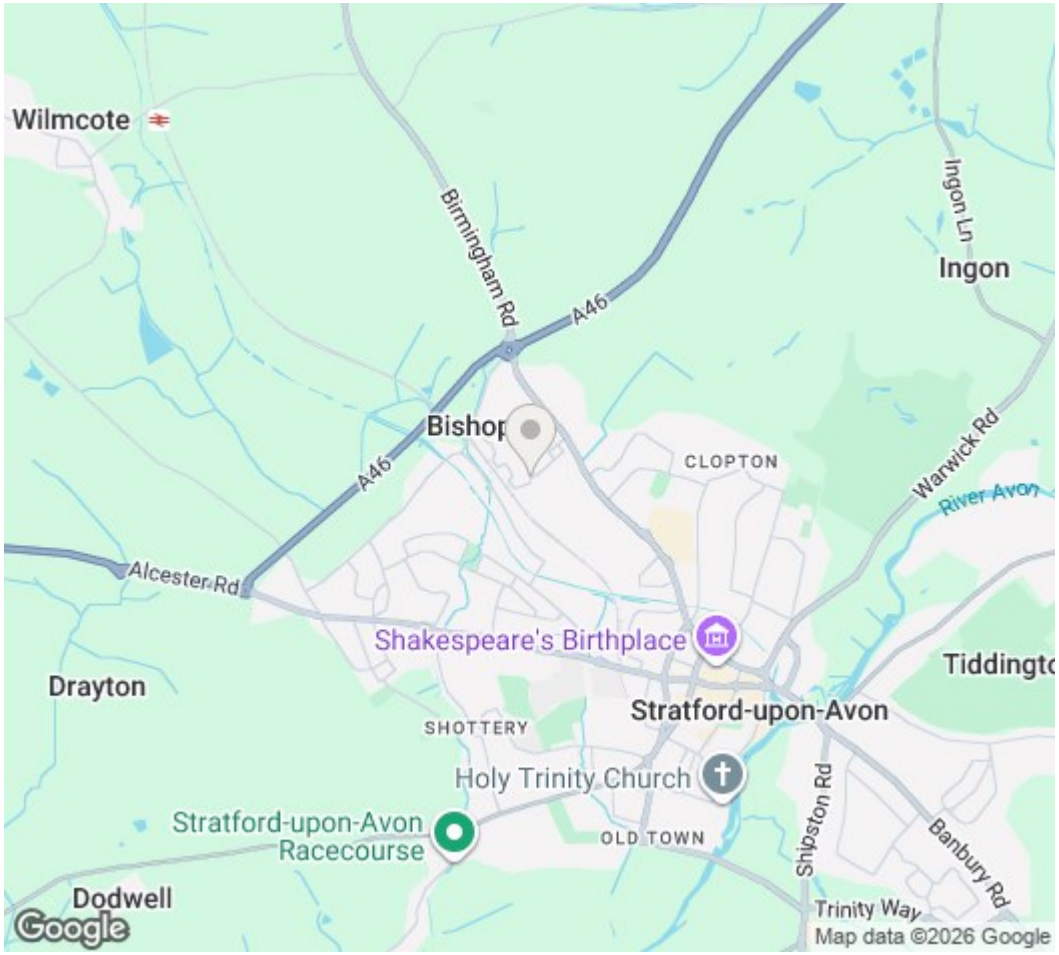
Floor Plan

Total floor area 57.2 m² (615 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox







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