



TO LET UNFURNISHED

A FIRST FLOOR APARTMENT WITH OFF-STREET PARKING FOR ONE CAR

HOLDING DEPOSIT: £196.15
RENT: £850 pcm
DEPOSIT: £980.76

NO TENANT APPLICATION FEES

- Living Room
- Kitchen
- Two Bedrooms
- Bathroom
- One Off-Street Parking Space
- EPC Band D

SHIPSTON ON STOUR
£850 PCM

5 CHERRY ORCHARD SHIPSTON ON STOUR, CV36 4QR

6 miles from Moreton in Marsh
11 Miles from Stratford-upon-Avon
15 Miles from Warwick (M40 Junction 15)
11 miles from Banbury (M40 Junction 11)

TWO BEDROOM FIRST FLOOR APARTMENT WITH PARKING SPACE

Viewing strictly by appointment

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Shipston on Stour is a former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford-upon-Avon, Banbury and Oxford are accessible.

The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town. Junctions 11 and 15 of the M40 Motorway are accessible at Banbury and Warwick respectively. There are main line stations at Moreton in Marsh and Banbury with train services south to Oxford and London.

5 Cherry Orchard is a first-floor apartment with off-street parking for one car, which benefits from double glazing and gas fired heating to radiators.

THE GROUND FLOOR

Entrance Communal Front door to stairs

THE FIRST FLOOR

Landing Front door opening to **Living Room** 14'0" x 11'0" (4.27m x 3.35m) with storage cupboard and radiator. **Kitchen** 7'9" x 6'6" (2.36m x 1.98m) with range of fitted units including 1 1/2 bowl stainless steel sink unit, fitted fridge with freezing compartment and plumbing for washing machine. **Bedroom One** 10'7" x 8'8" (3.22m x 2.63m) with radiator. **Bedroom Two** 8'0" x 6'5" (2.43m x 1.96m). **Bathroom** with panelled bath with electric shower over, wash basin, wc. No access to loft space.

OUTSIDE

Off-street parking for one car.



GENERAL INFORMATION

Directions: CV36 4QR
From the centre of Shipston on Stour take the A3400 south towards Oxford. Cherry Orchard is the first turning on the left as you leave the one way system, and number 5 is situated on the right hand side.

What3Words: ///penned.punk.thrillers

Services

Mains water, drainage and electricity are connected to the property. Ofcom Broadband availability: Ultrafast. Ofcom Outdoor Mobile coverage Likely: 3, EE, O2 & Vodafone.

Private parking space for one car. EV charging - none

Council Tax

Payable to Stratford District Council. Listed in Band B

Energy Performance Certificate

Current: 59 Potential: 73 Band: D

Tenancy

The property is available to let for a rent of £850 per calendar month exclusive of council tax, water rates, electricity, telephone, internet and gas charges.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks' rent and to sign a Tenancy Agreement.

Material information:

No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events.

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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