

Peter Clarke

IN ASSOCIATION WITH

Winkworth



18 Mill Court New Street, Shipston-on-Stour, CV36 4EJ

- Two bedroom apartment
- Long leasehold
- Short let potential
- Residents parking
- Town Centre location



£167,000

A well-proportioned two bedroom first floor apartment with a long lease and no holiday let restrictions, located only a short stroll from the town centre with the added benefit of residents parking.

#### ACCOMMODATION

Accommodation comprises of entrance hall, sitting/dining room, kitchen, two bedrooms and a bathroom. There is a residents car park to the front with shared parking to use.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be leasehold with 952 years remaining with a share of the freehold. The current service charge is approximately £300 per annum. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**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.

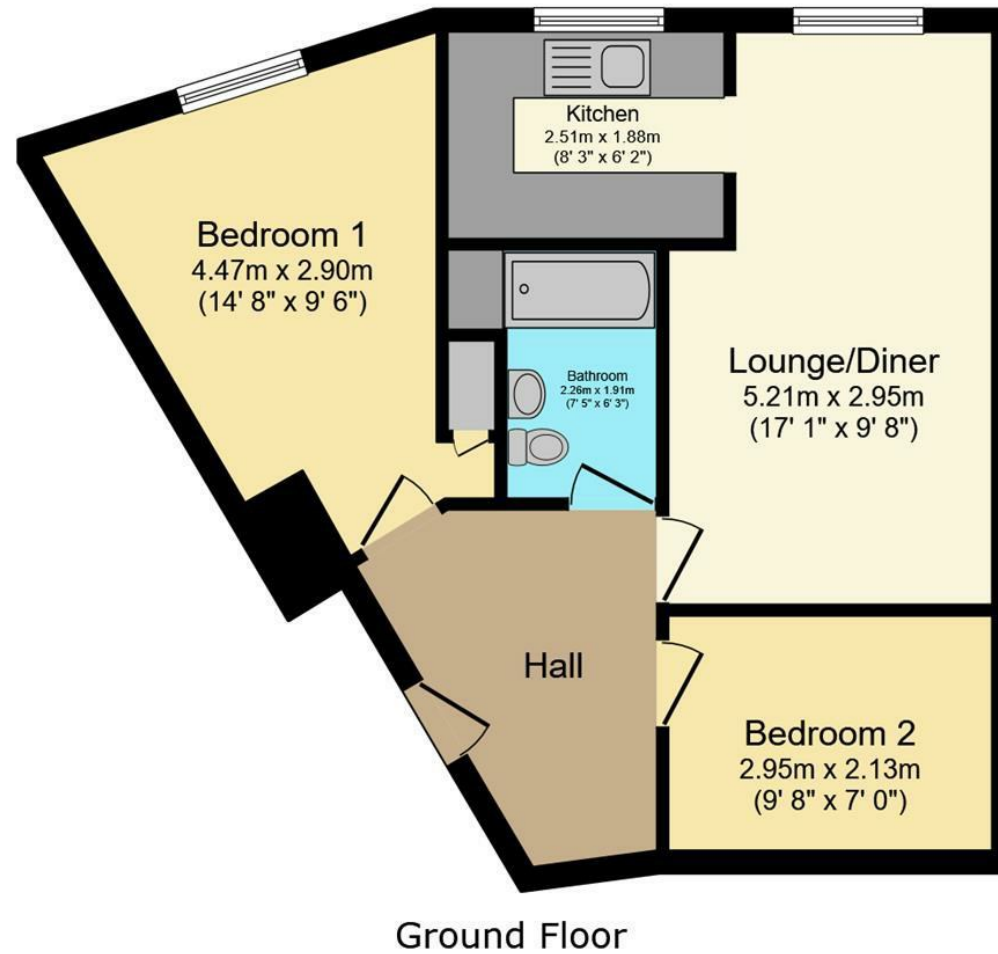
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

**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.

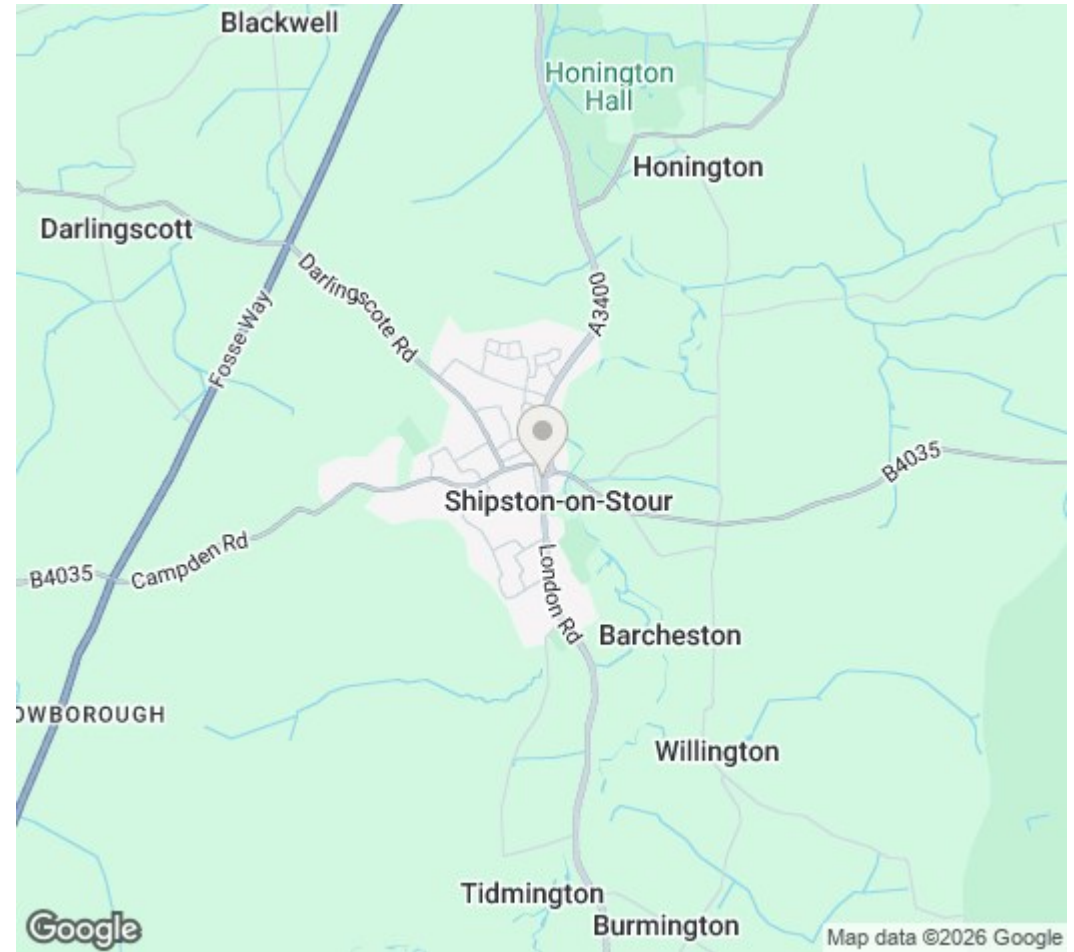


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Total floor area: 49.0 sq.m. (528 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)



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Multi-award winning offices  
serving South Warwickshire & North Cotswolds

13 High Street, Shipston-on-Stour, Warwickshire, CV36 4AB  
01608 260026 | [shipston@peterclarke.co.uk](mailto:shipston@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)



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an HMR Homes Limited Winkworth