



Peter Clarke

IN ASSOCIATION WITH

Winkworth

11 Betjeman Road, Stratford-upon-Avon, CV37 7LJ

- Very well-presented first-floor apartment
- Attractive and well-maintained block
- South of the river location
- Open-plan kitchen/sitting/dining room
- French doors opening to a Juliet balcony
- Two bedrooms
- Bedroom one with fitted wardrobes and en suite
- Family bathroom
- Allocated parking space plus visitors' parking
- Offered for sale with no onward chain



£185,000

A very well-presented two-bedroom first-floor apartment situated south of the river, offering stylish and well-planned accommodation. The property features an open-plan kitchen/sitting/dining room with Juliet balcony. Bedroom one with en suite, a further bedroom, family bathroom and allocated visitors' parking, all within an attractive block and offered for sale with no onward chain.

ACCOMMODATION

A communal front door with secure entry system leads into the communal entrance hall, with stairs rising to the first floor. Private Entrance Hall with front door, and a large boiler cupboard housing the gas-fired boiler and hot water cylinder. Open-Plan Kitchen/Sitting/Dining Room. The kitchen is fitted with a range of cupboards and work surfaces, stainless-steel sink, built-in fridge freezer, electric oven and grill, gas hob, dishwasher and washing machine. The sitting area has French doors opening to a Juliet balcony. Bedroom One with fitted wardrobes and door to En Suite Shower Room with WC, wash basin and large shower cubicle. Bedroom Two. Bathroom Fitted with WC, wash basin and bath, together with a large wall mirror.

Outside, the property benefits from an allocated parking space together with additional visitors' parking.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with 105 years remaining. We have been advised the current annual maintenance charge amounts to £2100, and the current ground rent £252. 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.

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.

LISTED: No.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Sep26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Sep26)

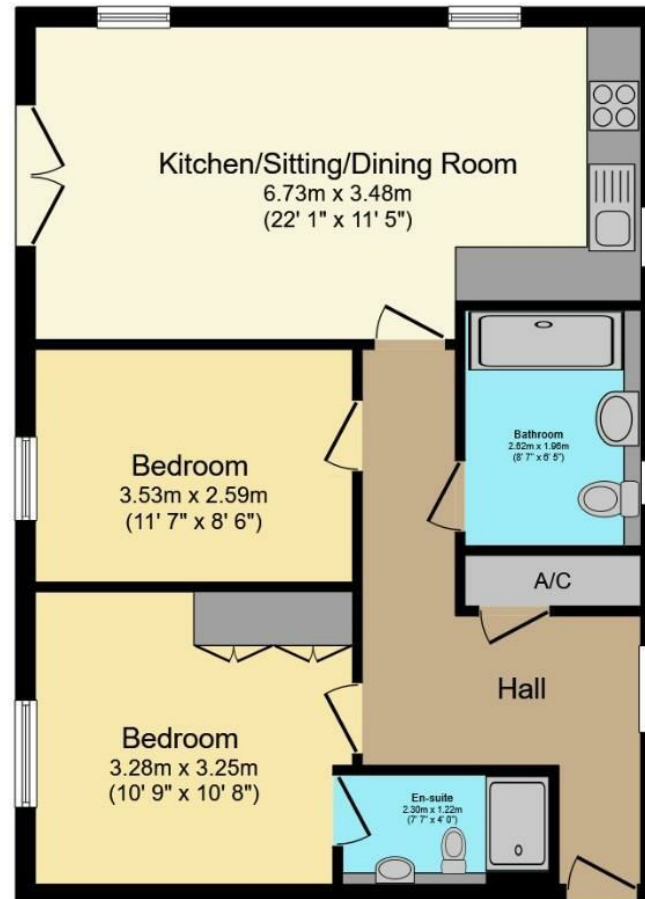
COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band C.

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

VIEWING: By Prior Appointment with the selling agent.



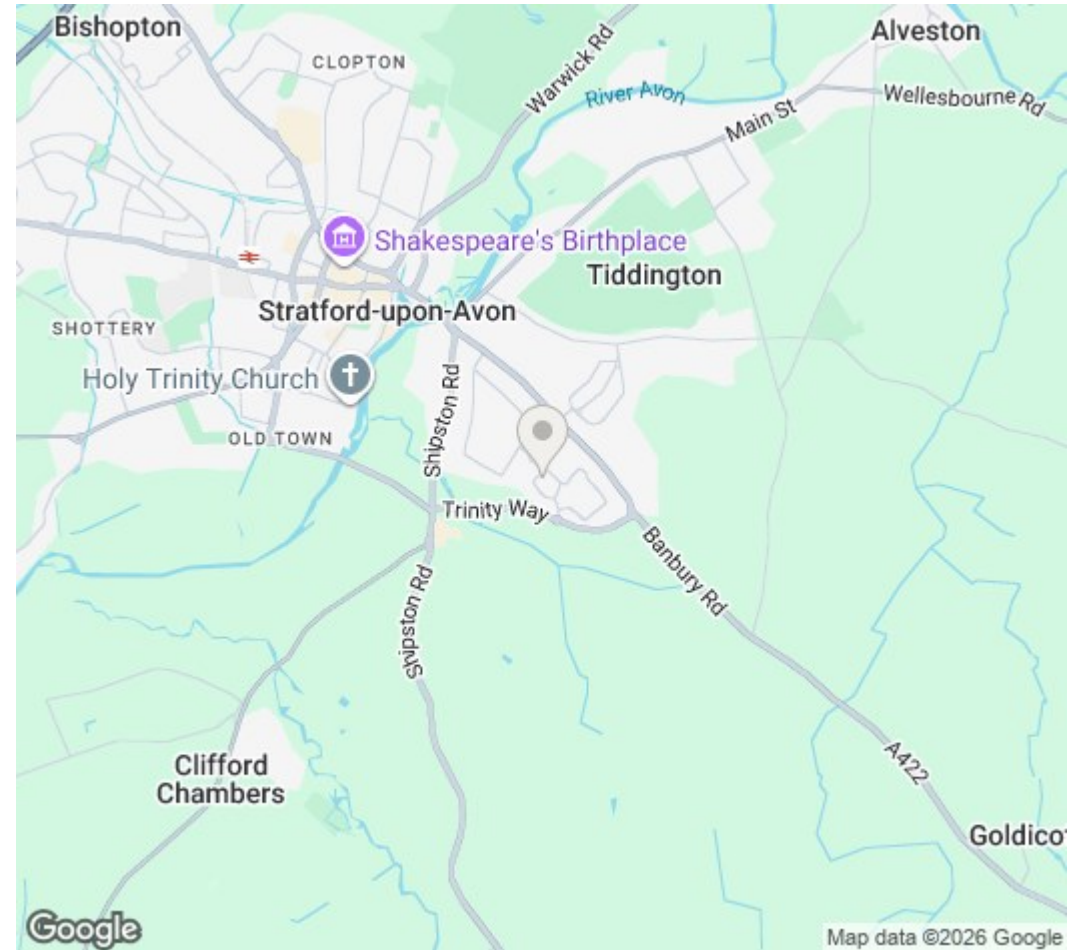
Stratford-upon-Avon



Floor Plan

Total floor area: 64.8 sq.m. (698 sq.ft.)

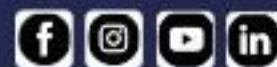
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



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Peter Clarke

an estate agency

Winkworth