

Appletree View, Mickleton House High Street, Mickleton, Chipping Campden, Gloucestershire, GL55 6RX

- Ground floor apartment
- Two bedrooms
- Sitting room with bay window
- Modern fitted kitchen
- Luxury shower room
- Built in storage
- Character features including grand entrance hall
- Allocated parking space
- Communal gardens

2 1 1

£335,000

Stunning ground floor apartment converted from the beautiful Mickleton House. With high ceilings, grand entrance hall and a magnificent bay window the property provides modern living within a character building. Living room, fully fitted kitchen, two bedrooms and a luxury shower room. Allocated parking space and pretty communal grounds

MICKLETON is an attractive village and offers a good range of local amenities including General Stores, Butchers, Primary School, two Inns, Hotel and historic Church. The sought after Cotswold village of Chipping Campden lies approximately three miles distant, renowned for its quaint High Street shops and pubs, whilst Moreton in the Marsh (11 miles distant) and Honeybourne (3 miles) have main line railway stations providing regular services to London. The historic town of Stratford upon Avon is just under nine miles drive offering a comprehensive range of cultural, social and recreational amenities.

ACCOMMODATION

The Beautiful front door opens into a porch area which in turn leads into the hallway. with high ceilings, dado rail and decorative cornicing. The Sitting room has a stunning bay window with bespoke shutters installed by the current owners. there is also a feature fireplace adding to the charm of the room. Fitted kitchen with a range of wall and base units with granite work surface. integrated appliances include gas hob, oven, dishwasher, washing machine and fridge/freezer. There are two double bedrooms both with fitted wardrobes. The shower room has a walk in rainforest shower, sink, w/c and heated towel rail. There is an allocated parking space behind the apartment. At the rear of the complex there is a car park with visitors spaces. Two communal gardens, one with pond and pergola and the other mainly laid to lawn.

GENERAL INFORMATION

TENURE: The property is held on a 999 year lease from 1 January 2006. A service charge is levied for the maintenance and upkeep of the communal areas and grounds and currently amounts to £1,550.52 per annum. This information should be checked by your solicitor before exchange of contracts. The management company, of which the current vendor is a director, owns the freehold of the entire estate. No money changes hands for the ground rent.

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.

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 C.

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

VIEWING: By Prior Appointment with the selling agent.















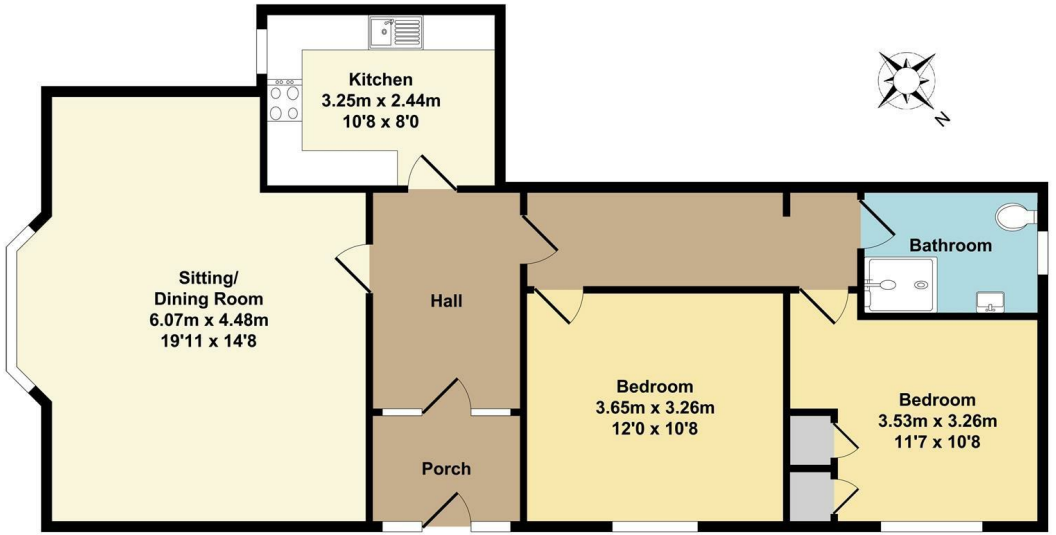




Apple Tree View, Mickleton House, GL55 6RX

Total Approx. Floor Area 79.61 Sq.M. (857 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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