

Peter Clarke

IN ASSOCIATION WITH

Winkworth



2 Rivermead Court, High Street, Bidford on Avon, Warwickshire, B50 4AD

- Excellent opportunity for first-time buyers or investors
- Well-equipped fitted kitchen
- Generous double bedroom with airing cupboard
- Bathroom with shower over the bath
- Allocated parking space
- Walking distance to the amenities of Bidford-on-Avon
- Easy access to Stratford-upon-Avon by car
- Close to local bus routes and transport links
- Rental yield of approximately 8%



£120,000

A fantastic first home or investment opportunity with excellent rental potential. Offering an excellent opportunity for first-time buyers and investors alike, this well-presented one-bedroom apartment combines practical living with a highly convenient location. Situated within walking distance of the amenities of Bidford-on-Avon and just a short drive from Stratford-upon-Avon, the property benefits from allocated parking, an open-plan layout and the potential to generate a strong rental yield of approximately 8%.

ACCOMMODATION

Secure communal entrance leading to the apartment with access via stairs. Entrance hall with useful storage. Open-plan sitting/dining room, a bright and versatile reception space offering ample room for comfortable seating and a dining table, creating the perfect area for relaxing or entertaining. Large windows allow plenty of natural light to fill the room, enhancing the open-plan feel. Kitchen positioned off the living area, providing a range of wall and base units with work surfaces over, incorporating a stainless steel sink with drainer, space for an oven, fridge freezer and washing machine, making it both functional and convenient for everyday living. A spacious double bedroom providing plenty of room for freestanding furniture. The room also benefits from an airing cupboard. Bathroom with a white suite comprising a panelled bath with shower over, wash hand basin and low-level WC.

Outside the property benefits from an allocated parking space, providing convenient off-road parking for residents and visitors.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold with 90 years remaining although we have not seen evidence. There is an annual maintenance charge of approx. £840. This should be checked by your solicitor before exchange of contracts.

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

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.

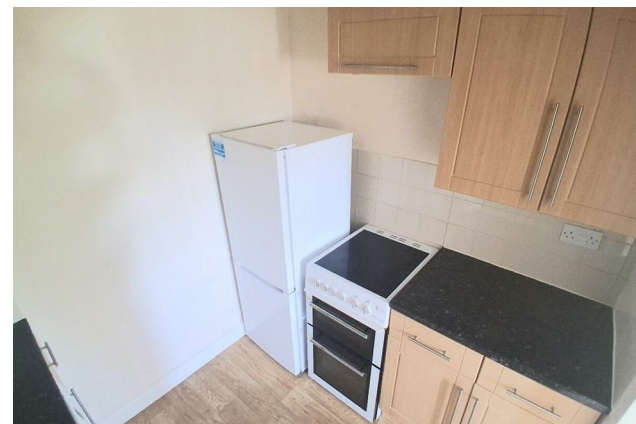
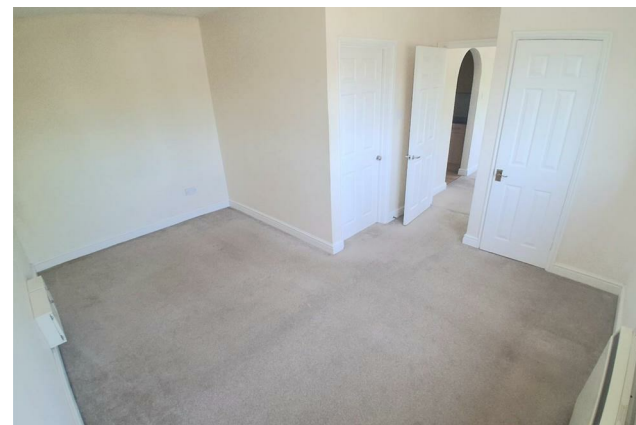
LISTED: No

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jul26) | Minimum Mobile Coverage: 78% O2 (Checked on Ofcom Jul26)

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

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.



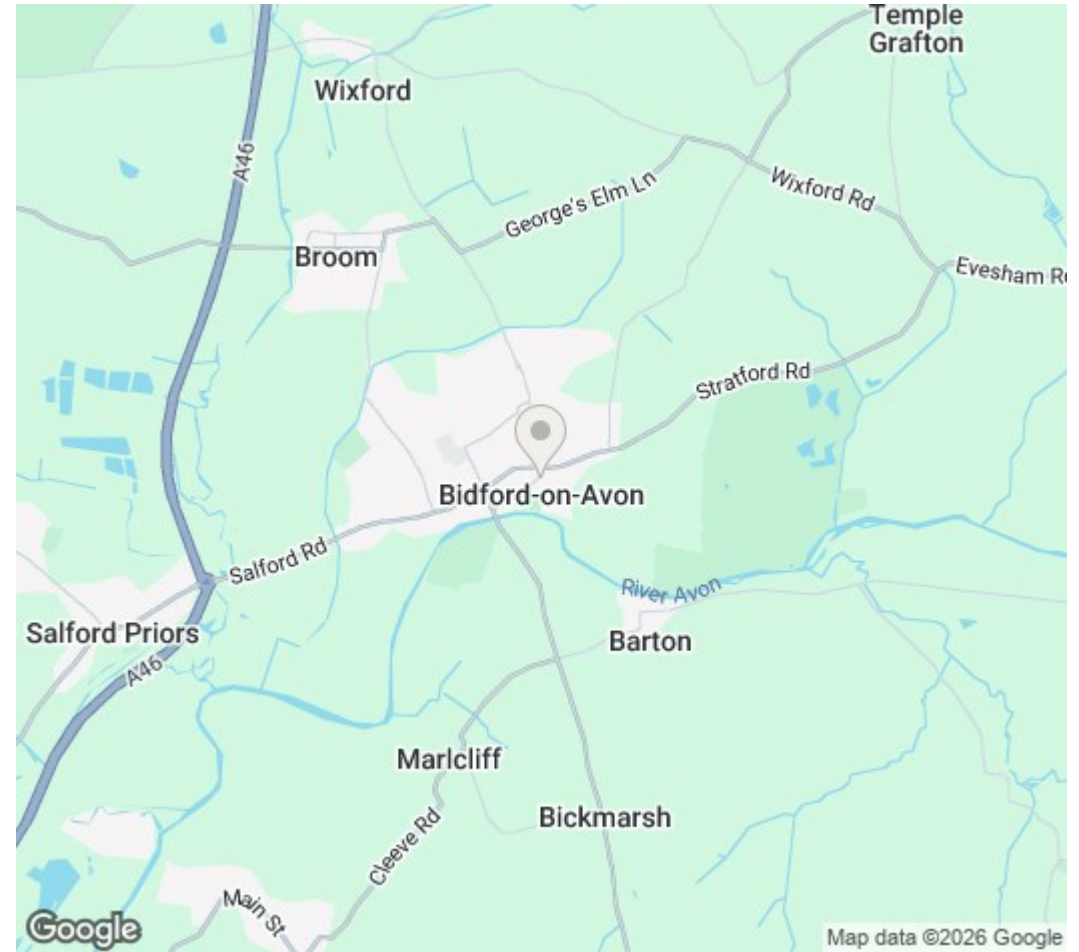
2 Rivermead Court, Bidford-on-Avon



First Floor



Approximate Gross Internal Area
Ground Floor = 42.65 sq m / 459 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



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