

Peter Clarke



31 Rookes Court , Brewery Street, Stratford-Upon-Avon, CV37 0TJ

£249,500

INVESTORS ONLY. LET AT £950PCM FOR 12 MONTH TENANCY PROVIDING A GROSS YIELD OF 4.5%.

A bright two bedroom bright split level apartment situated in the very heart of Stratford-upon-Avon providing convenient access to the town centre, theatres and leisure pursuits. The well-proportioned accommodation comprises in brief of a light and airy living room, a stylish kitchen and open plan dining room, two double bedrooms with fitted wardrobes, a well presented bathroom which opens into a useful laundry room, plenty of storage space, a lovely balcony with Southerly views over the Stratford skyline and a generous tandem double garage. Sold with a share of the freehold.



**STRATFORD UPON AVON** is a thriving Market Town offering excellent shopping, sporting, cultural, social and recreational facilities. It is within easy reach of many of the industrial and commercial centres of the Midlands and the Cotswolds are close at hand. Junction 15 of the M40 motorway lies within 6 miles distant at Longbridge, Warwick, enabling good communications of the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

**ROOKES COURT** is located only a short stroll away from the town centres range of amenities, the Maybird centre, local theatres, restaurants and bars, the property is therefore of the utmost convenience.

#### **ACCOMMODATION**

Secure entry door to

**COMMUNAL HALLWAY** Stairs lead to the second floor where the apartment can be found.

**HALLWAY** entry phone system and spotlights.

**LIVING ROOM** double Velux roof window to front, low level window to front, spotlights.

**KITCHEN/DINING ROOM** range of newly fitted matching wall and base units with soft close cupboards and drawers, work surface over, integrated fridge, freezer, dishwasher, oven with four ring electric hob and extractor fan hood over. Stainless steel sink with drainer.

**BATHROOM** newly fitted suite comprising panelled bath with shower over, wash hand basin within vanity unit with cupboard space below, wc, fully tiled walls, plenty of storage, airing cupboard with plumbing for washing machine and shelving, tiled flooring.

**REAR HALLWAY** understairs storage cupboard and spotlights, loft hatch.

**BEDROOM ONE** fitted double wardrobe with hanging rail and storage shelf. Velux roof window to front. Double door to

**BALCONY** tiled and with far reaching views towards the town and countryside beyond.



**BEDROOM TWO** range of fitted wardrobes incorporating double fitted wardrobe with double hanging rails and a single wardrobe with shelving.

### **OUTSIDE**

### **COMMUNAL COURTYARD.**

**GENEROUS DOUBLE TANDEM GARAGE** with electric up and over door, power and light.

### **GENERAL INFORMATION**

**TENURE** The property is sold with a share of the freehold. Lease details are available upon request. The current ground rent is £50 per annum and the current service charge is approximately £830 per half year. These details 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 fired central heating.

**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 Stratford on Avon District Council and is understood to lie in **Band D**

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



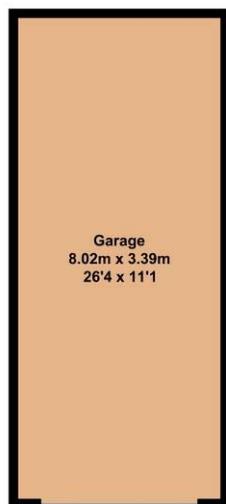
### 31 Rookes Court

Total Approx. Floor Area 105.3 Sq.M. (1133 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.

**DIRECTIONS:** From Stratford town centre, turn left at the end of Union Street onto Guild Street, proceed over the roundabout by The One Elm public house and turn right into Brewery Street, before the traffic lights. The apartments will be found shortly on the left hand side.

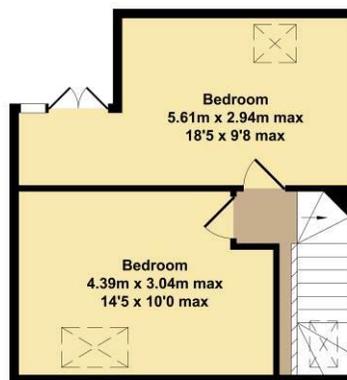
**VIEWING:** By Prior Appointment with the Selling Agents.



Garage  
Approx. Floor  
Area 27.18 Sq.M.  
(293 Sq.Ft.)



Ground Floor  
Approx. Floor  
Area 47.95 Sq.M.  
(516 Sq.Ft.)



First Floor  
Approx. Floor  
Area 30.17 Sq.M.  
(325 Sq.Ft.)

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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# Peter Clarke

Six offices throughout South Warwickshire & North Cotswolds