

Peter Clarke

THE APARTMENT



36 Avonside, Mill Lane, Stratford-upon-Avon, CV37 6BJ

£450,000

A very rare opportunity to purchase this two bedroom riverside apartment situated along Mill Lane and nestled under the Holy Trinity spire. Avonside is an exclusive development with delightful walled grounds, garaging and an allocated parking space. Further benefits include a bright sitting room with balcony, kitchen/breakfast room, two bedrooms and NO ONWARD CHAIN.



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 7 miles distance at Longbridge, Warwick, enabling good communications with the Midlands conurbation, via the M42, M5, M6 as well as affording a straightforward route to London and the South.

ACCOMMODATION Steps lead up to a communal deck. The front door then opens into **HALLWAY**

CLOAKROOM with wc, wash hand basin, airing cupboard housing immersion water tank and slatted shelf over.

SITTING/DINING ROOM with double doors to **BALCONY** and direct views over the River Avon. Window to side, ceiling coving, feature fireplace with wooden mantle, marble effect surround and hearth, electric fire. The balcony is enclosed by iron railings and low brick pier wall, terracotta tiled floor, space for small table and chairs.

KITCHEN/BREAKFAST ROOM with two sets of velux windows to front and two further sets to rear, low level window to side, range of matching wooden wall and base units with working surface over incorporating one and a half bowl stainless steel sink and drainer, four ring induction hob with extractor fan hood over, integrated double oven (not tested), space for washing machine and tumble dryer. Wall mounted gas boiler, loft hatch.

MAIN BEDROOM with two velux roof windows to rear, low level window to side, direct views over the grounds and towards the River Avon, two sets of fitted double wardrobes with internal rails and shelving.

BEDROOM/STUDY currently used as a study. With two velux windows to front, fitted wardrobe with rail and shelf, fitted low level cupboards.

BATHROOM with extractor fan, panelled bath, pedestal wash hand basin, wc, tiled walls, part tiled walls.

OUTSIDE To the **FRONT** is a

GARAGE with up and over door, power and light, shelving. Brick paved parking space in front. There is further communal parking for visitors.



WALLED COMMUNAL GROUNDS largely laid to lawn with mature trees and seating areas, leading down to the River Avon and with views over the Holy Trinity Church.

GENERAL INFORMATION

TENURE The property is understood to be leasehold with a term of 62 years remaining. Ground rent £180 per annum. Service charge £2,187 per annum. 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 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 F**

CURRENT ENERGY PERFORMANCE CERTIFICATE

RATING: C. A full copy of the EPC is available at the office if required.

DIRECTIONS: From Stratford town centre proceed west along High Street, continuing as it turns into Chapel Street, into Old Town. Follow the road round until it turns into Trinity Close and then bear left onto Mill Lane. Continue towards the end then turn left into the Avonside development. Follow the slip road to the end where the property will be found in the last block on the right hand side.

VIEWING: By Prior Appointment with the Selling Agents.

REGULATED BY RICS



Avonside, Stratford upon Avon CV37 6BJ
Total Approx. Floor Area 85.40 Sq.M. (919 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 appliances 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 (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 or 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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