Apartment 2, Little Mill, Armistice Close, Shipston-on-Stour, CV36 4QS

£255,000

An exclusive development of ten luxury Extra Care Apartments. These two bedroom apartments offer independent living just a short distance from the town centre. The apartments have access to Shipston Lodge Care Home which offers a wide range of facilities including restaurant, café, hairdressing, cinema and 24 hour emergency support should it be required. Additional benefits are maintenance of all communal areas, gardens, lifts and external window cleaning. Invitation to care home activity programmes subject to current Covid 19 restrictions.

**SHIPSTON ON STOUR** is a popular market town, lying approximately 9 miles from Stratford upon Avon town centre, on the edge of the Cotswolds and offering excellent local amenities. The town offers a variety of shopping, social, educational and recreational facilities and there is easy access to the motorway network and regional centres.

**ACCOMMODATION**

**ENTRANCE HALL** Having storage cupboard.

**KITCHEN/DINING/SITTING ROOM** Having a range of base, wall and drawer units with work surface over. Stainless steel sink and drainer with mixer tap. Integrated electric oven, electric hob and extractor above. Space and plumbing for washing machine. Feature fireplace. Door leading to patio area.

**BEDROOM** Having door to rear patio.

**ENSUITE** Wet room with overhead shower, grab rail, wc and pedestal wash hand basin.

**BEDROOM**

**BATHROOM** Wet room with overhead shower with grab rail, bath, wc and pedestal wash hand basin.

**OUTSIDE** Access to small paved area leading onto a communal garden. There is also a parking space available.

**GENERAL INFORMATION**

**TENURE** The property is understood to be leasehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. Annual ground rent £100 and annual service charge £3,000.

**SERVICES** All mains services are understood to be 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.

**COUNCIL TAX:** Council Tax is levied by the Local Authority Stratford on Avon District Council and is understood to lie in **Band TBC.**

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

**DIRECTIONS**: From the town centre follow the A3400 towards Startford Upon Avon. Turn left into Station Road and follow this road turning left into Tilemans Lane. Shipston Lodge can be found on the right hand side.

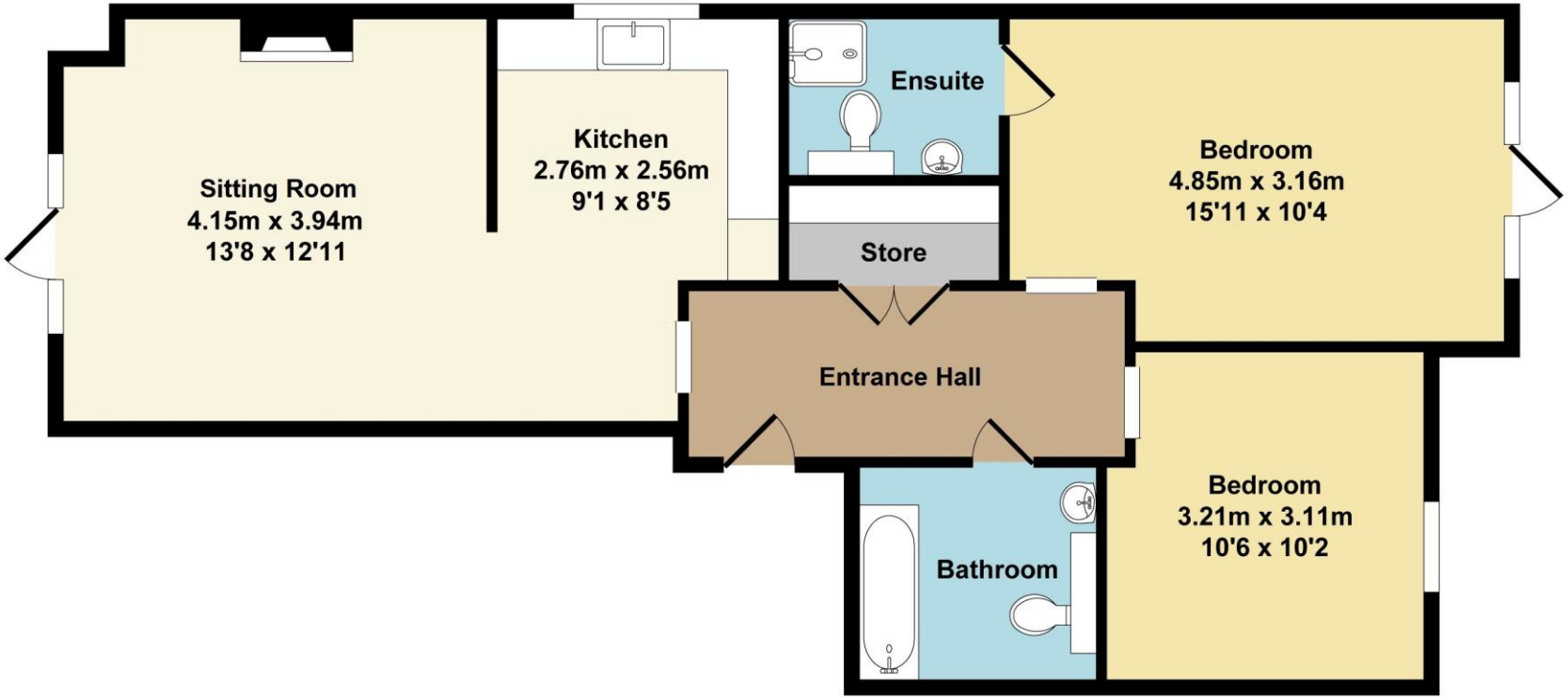
**VIEWING**: By Prior Appointment with the Selling Agents.

**REGULATED BY RICS**

# Little Mill

## Total Approx. Floor Area 69.60 Sq.M. (749 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.

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**Six offices serving South Warwickshire & North Cotswolds**