



2 bed apartment to buy in CV37

89 Shipston Road, Stratford-upon-Avon,
Warwickshire, CV37 7LW

£210,000 Starting Bid

 x 2  x 2  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Executive First Floor Apartment
- ✓ Open Plan Living Kitchen Dining
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTC (fibre to the cabinet)**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A well-proportioned, immaculately presented, two-double bedroom first floor apartment having two bathrooms and an allocated parking space. Situated in a desirable area South of the River. The property is being offered for sale with no onward chain, making for a straightforward move, and represents excellent value for its location, something that is becoming increasingly hard to find in this part of Stratford.

From here, you can enjoy a lovely walk into town along the Tramway or dropping down on to the recreation ground and along the banks of the River Avon - one of those simple pleasures that really enhances day-to-day living. Whether it's a morning coffee walk, an evening stroll, or heading into town for dinner, it's all right on your doorstep. And if sport is your thing, Stratford tennis, squash and cricket clubs are no more than a five minute walk away.

Approached via the communal front entrance door, located on the side of the building. The communal staircase rises to the first floor where two apartments are accessed. Step inside and you are welcomed into the generous open-plan living / kitchen / dining room. A real highlight, this is a sociable space that works perfectly for both everyday living and entertaining. You immediately notice the lovely high ceilings and a sense of space.

The kitchen is fitted with a range of units having plenty of work surface space to cook up a storm in front of dining guests and the conversation would flow effortlessly. The appliances are all integrated giving that seamless look. The living area can accommodate the largest of dining tables and there is plenty of space for sofas and chairs when you wish to cosy up together for a movie night.

There are two bedrooms, both well-proportioned doubles and both with the advantage of ample wardrobe space to keep the rooms decluttered. The master bedroom benefits from its own en-suite shower room, adding that extra level of convenience and, whilst the second bedroom is ideal for guests, it could also be used as a home office or additional living space depending on your needs. The main bathroom is fitted with a three-piece bath suite.

Outside, the property benefits from one allocated parking space, along with well-maintained communal garden and bin storage area.

All in all, this is a great opportunity to secure a well-located apartment at an attractive price point. Whether you are a first-time buyer, downsizer or investor, the combination of location, space and lifestyle on offer here makes this one well worth viewing.

Homes in positions like this, with such easy access to the town, river and green spaces, are always popular and once you experience the setting for yourself, you'll understand exactly why.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee of up to 6% inc VAT (subject to a minimum of 7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 104

Annual Ground Rent Amount: £150.00

Annual Service Charge Amount: £2,134.00

Price: Starting Bid £210,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Open Plan Kitchen Dining Living Room

7.60m x 4.67m (24'11" x 15'3")

Bedroom One

4.03m x 3.35m (13'2" x 10'11")

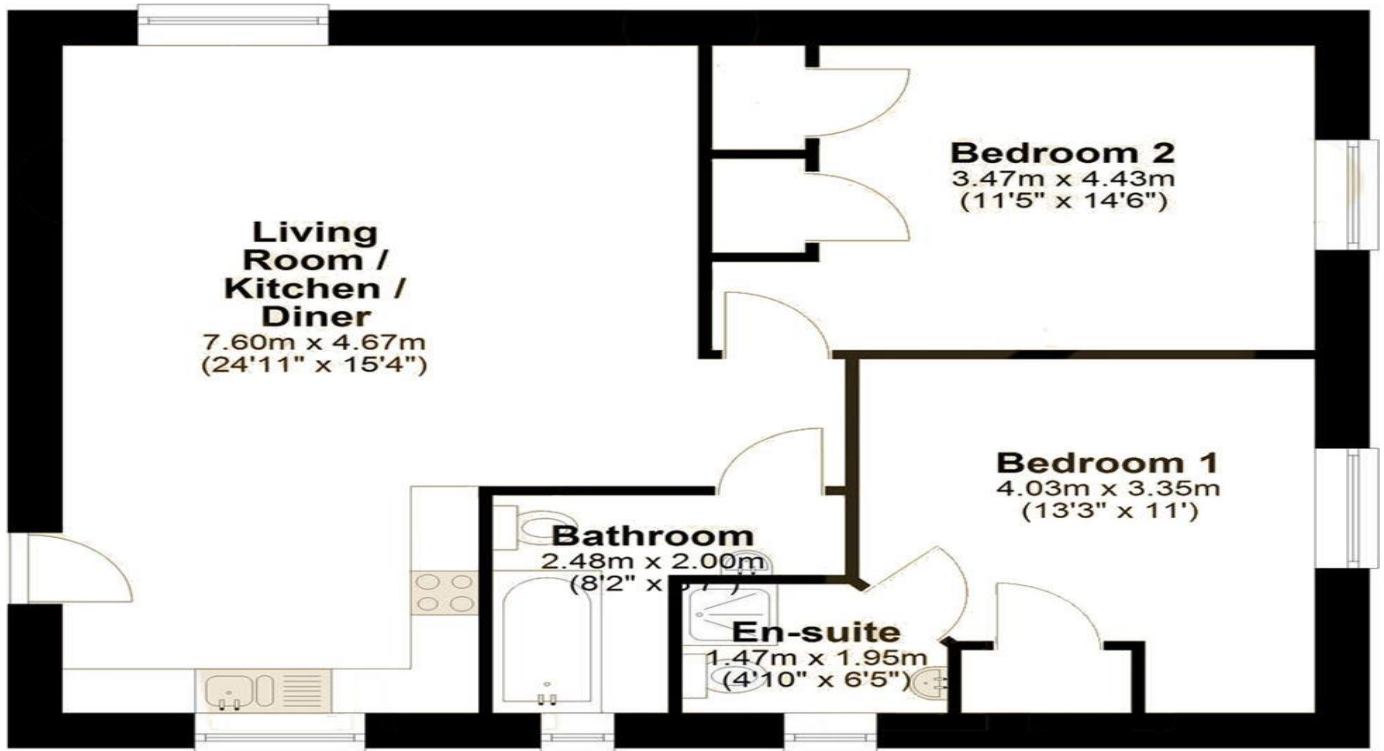
Bedroom Two

3.47m x 4.43m (11'4" x 14'6")

Parking - Allocated parking

First Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



Total area: approx. 69.9 sq. metres (752.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

89 Shipston Road, Stratford-upon-Avon, Warwickshire, CV37 7LW

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

