



FLAT 2, THE ASSEMBLY ROOMS CHURCH STREET SHIPSTON ON STOUR WARWICKSHIRE CV36 4AT

10 miles from Stratford-upon-Avon, 7 miles from Moreton-in-Marsh, 14 Miles from Banbury.

A FIRST FLOOR APARTMENT IN A SMALL DEVELOPMENT OF JUST FOUR INDIVIDUAL PROPERTIES IN A TOWN CENTRE LOCATION WITH PARKING

- Entrance Hall
- Living Room / Kitchen
- Two Bedrooms
- Shower Room
- 1 x Parking Space
- EPC Band C

VIEWING STRICTLY BY APPOINTMENT
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Shipston-on-Stour is an attractive former market town situated in South Warwickshire. The town is a busy local centre with good shopping, primary and secondary schooling, recreational facilities and restaurants serving its own population and a number of surrounding villages. The Cotswold Hills are a short distance away, offering a wide range of outdoor pursuits and activities. There are mainline stations at Moreton-in-Marsh and Banbury with train services to Oxford and London and Birmingham.

Flat 2 The Assembly Rooms forms one of four individual high specification modern apartments in an ideal town central position a few minutes walk from all the towns facilities. Originally constructed as offices circa 2002, the property was converted into residential accommodation in 2018. No. 2 comprises a first-floor apartment with underfloor gas fired central heating and fitted kitchen with integrated appliances.

THE GROUND FLOOR

Entrance Hall with obscured glazed window to front, floor matting and staircase rising to:

THE FIRST FLOOR

Kitchen/Living Room with outlook to the front of the property and feature vaulted ceiling with large window and roof lights either side. Fitted with matching kitchen units under wood effect worktop to walls. Inset stainless steel 1 1/2 bowl single drainer sink unit with mixer tap, inset four ring gas hob with extractor

hood over and single electric oven under, integrated washing machine, dishwasher, fridge and freezer. Matching wall cupboards over and wood floor. **Inner Landing** with access to loft space and built-in storage cupboards housing gas fired boiler. **Bedroom One** outlook to the front of the property. **Bedroom Two** roof lights to the rear of the property. **Shower Room** fitted with large walk-in shower with glazed sliding doors, pedestal wash hand basin, close coupled WC, roof lights, wood effect floor, towel radiator and extractor fan.

OUTSIDE

To the front of the property a small parking area fronts the street and flat 2 has one allocated parking space.



GENERAL INFORMATION

Tenure

Leasehold with Vacant Possession. 999-year lease from 2023. Maintenance Charge, Building Insurance & Ground Rent Approximately £151.42pa.

Services

Mains water, drainage, gas and electricity are connected.

Council Tax

Payable to Stratford District Council - Listed in Band C

Energy Performance Certificate

Current: 79 Potential: 79 Band: C

Fixtures and Fittings

All items mentioned in these sale particulars are included in the sale. All other items are expressly excluded.

Directions

From the High Street proceed East along Market Square and turn left into Church Street. The property will be found on the left-hand side set back from the street behind the parking area.

What3Words:

///subject.beginning.slippers

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas, measurements or distances we have referred to are given as a guide only and are not precise.

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