



TO LET UNFURNISHED

A SPACIOUS TWO BEDROOM FIRST
FLOOR APARTMENT WITH GARDEN

RENT: £875.00 pcm
DEPOSIT: £1009.61

NO TENANT APPLICATION FEES

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Garden & Parking
- EPC Band C

SHIPSTON ON STOUR
£875.00 PCM

21 THE SIDINGS SHIPSTON ON STOUR WARWICKSHIRE CV36 4RA

11 miles from Stratford upon Avon
10 miles from Chipping Norton
6 miles from Moreton in Marsh
11 miles from Banbury (M40 Junction 11)

SPACIOUS TWO-BEDROOM FIRST FLOOR APARTMENT WITH GARDEN

Viewing strictly by appointment
Tel: 01926 640 498
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Shipston on Stour is a former market town situated in South Warwickshire. The town is a busy local centre with good shopping, schooling and recreational facilities serving its own population and several surrounding villages. The larger centres of Stratford-upon-Avon, Banbury and Oxford are accessible. Junctions 11 and 15 of the M40 Motorway are accessible at Banbury and Warwick respectively. There are main line stations at Moreton in Marsh and Banbury with train services south to Oxford and London respectively.

21 The Sidings is located in the heart of the popular Railway Crescent development, and within walking distance of the town centre and facilities. The property comprises a spacious first floor apartment with the benefit of mains gas fired central heating and UPVC double glazing. The Property offers a bright and airy accommodation with a south facing Kitchen/Dining Room to the front and a good size Sitting Room to the rear of the property.

ACCOMMODATION

Entrance Hall with understairs storage cupboard, water supply, laminate flooring and staircase rising to: **First Floor Landing** with windows to front, built-in boiler cupboard with wall mounted Worcester combination boiler and storage cupboard with fitted shelving. **Living Room** outlook to the rear of the property. **Kitchen/Dining Room** outlook to the front of the property and fitted with a range of matching units under an L-shaped worktop to two walls. Stainless steel single bowl single drainer sink with mixer tap, range of drawers and cupboards under, space and plumbing for washing machine, space for fridge freezer, integrated four ring electric hob with single electric oven under and extractor hood over. Matching wall cupboards and tiled splashback. **Bedroom One** outlook to the rear and range of built-in wardrobe cupboards. **Bedroom Two** outlook to the front. **Bathroom** fitted with white suite comprising; panelled bath with shower screen and shower over, pedestal wash hand basin and

close coupled WC. Chrome towel radiator, extractor fan and obscured glazed window.

OUTSIDE

To the rear of the property an enclosed garden belongs to No.21. in addition the property has one allocated parking space behind the garden.



GENERAL INFORMATION

Directions

From Shipston town centre, proceed North along Church Street, the A3400, and take the turning on the left into Station Road. Continue into Railway Crescent following the road around the sharp right-hand bend and continue into The Sidings where the property will be found on the Right-hand side.

What3Words:

///trackers.wisely.damage

Services

Mains water, electricity, gas and drainage are connected to the property.

Council Tax

Payable to Stratford District Council.

21 The Sidings is listed in Band C

Energy Performance Certificate

Current: 80 Potential: 80 Band: C

Tenancy

21 the Sidings is available to let on an Assured Shorthold Tenancy for an initial period of twelve months at a rent of £875 per calendar month exclusive of outgoings including council tax (Band C), telephone, water and drainage, electricity, gas charges, etc.

Deposit

Before taking up residence a Tenant will be required to pay a deposit of a minimum of five week's rent and to sign an Assured Shorthold Tenancy Agreement.

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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