



Church Walk
Atherstone
£145,000

*** A MAGNIFICENT GROUND FLOOR APARTMENT SET IN THIS BEAUTIFUL GRADE II LISTED BUILDING - NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this truly stunning one bedroom apartment set in this delightful building known as "The Old Vicarage" having an excellent position and stands in well maintained gardens. Viewing is essential.

COMMUNAL ENTRANCE HALL

A superb light and airy space with a delightful original tiled floor, intercom accessed entrance door and further doors leading off to the apartments.



ENTRANCE PORCH

Door to a useful storage cupboard and a further door to...

LOUNGE/DINER

23' 0" x 15' 9" into bay window (7.01m x 4.8m)

Having a bay window, double panelled radiator, feature fireplace, tall ceiling, original deep coving, ceiling rose and doors leading off to...



KITCHEN

7' 1" x 7' 2" (2.16m x 2.18m)

Double panelled radiator, window, a range of base and eye level kitchen units, roll edge work surfaces, panelled splash backs, composite style sink, space for an electric single oven, electric hob with extractor over, space for a fridge and a washing machine.



INNER HALLWAY

Having a useful storage cupboard and doors leading off to...

BEDROOM

11' 3" x 9' 7" (3.43m x 2.92m)

Double panelled radiator, window and double doors to a useful wardrobe.



SHOWER ROOM

5' 5" x 6' 7" (1.65m x 2.01m)

Opaque glazed window, panelled walls, single panelled radiator, pedestal wash basin, low level WC and a shower enclosure with electric shower over.

TO THE EXTERIOR

The apartment benefits from 2 allocated parking spaces and use of the communal gardens.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

CHARGES: £150 per month (includes building insurance, fitted fire alarm and gardening)

TENURE: We have been informed that the property is LEASEHOLD with 990 years remaining, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



Mississippi Information Act 1937 - These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contracts or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any agreements or contracts. Any verbal statement made by any member of staff, as only specific written communication should be relied on. The Agent will not be responsible for any other than specific information that has been requested.

Property Misdescription Act 1991 - The Agent has not tested any apparatus, fixtures or services and so does not verify they are in working order, for their purpose of within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the buyer been checked the legal status of the property or the validity of any guarantee. Agents must not assess the information is incorrect, until their own solicitors have referred it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Noting the condition of the property. The sales particulars may be implied from the photograph of the property. The sales particulars may change in course of time, and any interested party is advised to make final specification of the property prior to exchange of contracts.

COMPANY DISCLIMER - All structures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale.

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595 sq.ft. (55.3 sq.m.) approx.

