



## TO LET UNFURNISHED

A SPACIOUS TWO BEDROOM TWO BATHROOM SECOND FLOOR PERIOD FLAT IN THE TOWN CENTRE

RENT: £875.00 pcm

DEPOSIT: £1009.61

NO TENANT APPLICATION FEES

- Entrance Hall
- Kitchen /Dining
- Sitting Room
- Store/Office
- Two Bedrooms
- Bathroom
- Ensuite Shower Room
- Roof terrace
- EPC Band E

SHIPSTON ON STOUR  
£875 PCM

## SECOND FLOOR FLAT LONDON HOUSE 17 HIGH STREET SHIPSTON ON STOUR CV36 4AB

6 miles from Moreton in Marsh  
11 miles from Stratford upon Avon  
15 miles from Warwick (M40 J15) and Banbury (M40 J11)

### A SPACIOUS TWO BEDROOM SECOND FLOOR PERIOD FLAT IN THE TOWN CENTRE

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.

**Second Floor Flat, London House** is a spacious apartment forming part of a period property in a prime position in the town centre. Accessed by a communal front door from the High Street, the property is located on the second floor accessed by a staircase. From the living room, glazed double doors open to a small roof terrace.

#### ACCOMMODATION

**Entrance Hall** with doors leading to the rooms, a window to the side of property. **Living Room** 16' x 17' (4.88m x 5.18m) with glazed double doors leading on to roof terrace at the rear of the property and window to the front with outlook onto the High Street. **Store Room/Office** 6'4" x 7.8" (1.92m x 2.34m) with Velux window to roof. **Kitchen/Dining Room** 12'6" x 13'10" (3.82m x 4.22m) with fitted kitchen units, Belfast sink, fridge, freezer, washing machine, dishwasher, electric hob and single electric oven. Window to the side of the property. **Bedroom One** 14'4" x 13'1" (4.36m x 3.99m) with outlook to the front of the property over the High Street. **Bathroom** with panelled bath, wash hand basin, WC, extractor fan and window to side. **Bedroom Two** 10'11" x 11'1" (3.34m x 3.39m) with outlook to the side of the property. **Ensuite Shower Room** with shower cubicle, WC and hand wash basin and window to side.

#### OUTSIDE

There is a private roof terrace with staircase leading down and shared rear yard and alleyway returning to the High Street.



#### GENERAL INFORMATION

##### Directions

The property can be found in the centre of Shipston on Stour and the Northern end of the High Street above London House Antiques.

What3Words:

///kipper.soonest.marine

##### Services

Mains water, electricity and drainage are connected. Telephone points are installed subject to British Telecom transfer regulations.

##### Council Tax

Payable to Stratford District Council.

Listed in Band C

##### Energy Performance Certificate

Current: 39 Potential: 66 Band: E

##### Tenancy

**Second Floor Flat, London House** is available to let for a period twelve months at a rent of £875.00 per calendar month, exclusive of outgoing: council tax, water rates, electricity costs and BT landline charges.

##### Deposit

Before taking up residence a Tenant will be required to pay a deposit of five weeks 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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