



TO LET UNFURNISHED

A SPACIOUS ONE BEDROOM FLAT IN A
POPULAR AND CONVENIENT LOCATION

RENT: £750.00 pcm
DEPOSIT: £865.38
HOLDING DEPOSIT: £173.07

- Entrance Hall
- Sitting Room
- Kitchen
- Bedroom
- Bathroom
- EPC Band C

NO TENANT APPLICATION FEES

SHIPSTON ON STOUR
£750 pcm

**FLAT 2,
BLUE BEAN CAFÉ
SHEEP STREET
SHIPSTON ON STOUR
CV36 4AF**

6 miles from Moreton in Marsh
11 miles from Stratford-upon-Avon
15 miles from Warwick

**A SPACIOUS ONE BEDROOM FLAT IN A
POPULAR AND CONVENIENT TOWN
CENTRE LOCATION**

Viewing strictly by appointment

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Shipston on Stour is a former market town situated in the South Warwickshire countryside on the northern edge of the Cotswold Hills. The town is a busy, local centre with good shopping, schooling and recreational facilities serving its own population and surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford being accessible. There are main line stations at Moreton in Marsh and Banbury.

Flat 2, is located within the town centre and offers the following spacious accommodation ideally suited to a single occupant. Please note there is no outside space:

Sitting Room (3.65m x 2.89m) Space for dining table and chairs, storage cupboard for boiler, TV and landline telephone points, radiator and carpeted throughout. **Kitchen** (2.36m x 2.31m) Base units with work surface over and cupboards above, electric oven and gas hob, stainless steel sink and drainer, dishwasher, store cupboard with washing machine, integral fridge and tiled floor. **Bedroom** (3.3m x 2.79m) Fitted wardrobe, carpet and radiator. **Ensuite Bathroom** Panelled bath with electric shower over, wash-hand basin, WC, tile flooring and radiator.



GENERAL INFORMATION

Directions CV36 4AF
The entrance to the property can be found at 14 Sheep Street, down the alley next to The Blue Bean Café.
What3Words: ///denser.succumbs.smarter

Services
Mains drainage, electricity, gas and water are connected to the property. Central heating is via gas boiler. Ofcom Broadband availability: Ultrafast. External Ofcom Mobile coverage Likely: 3, EE, O2 & Vodaphone.
Parking is on street with residents permit.

Council Tax
Payable to Stratford District Council. Listed in Band A
Energy Performance Certificate
Current: 75 Potential: 75 Band: C

Tenancy
The property is available to let for an initial period of 12 months at a rent of £750 per calendar month, exclusive of council tax, telephone, electricity, water and drainage, etc.

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.

Material information:
No known property issues including location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, neighbour issues, landlord overseas, significant events. Property is managed by the Landlord and forms one of several in the building including a café on the ground floor.

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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