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ESTATE AGENTS



9 HUSBANDMANS CLOSE, SHIPSTON ON STOUR

**9 HUSBANDMANS CLOSE
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4QJ**

Situated about 6 miles from Moreton in Marsh, 11 miles from Stratford upon Avon, 15 miles from Warwick (and M40 junction 15) and Banbury (M40 at junction 11).

BEAUTIFULLY PRESENTED ONE-BEDROOM FIRST FLOOR APARTMENT WELL-LOCATED WITHIN EASY WALKING DISTANCE OF THE TOWN CENTRE WITH THE BENEFIT OF OFF-ROAD PARKING.

Entrance Area with Storage & Cloaks, Open-Plan Living Room/Kitchen, Double Bedroom, Bathroom. uPVC Double Glazing. Electric Heating. Off-Road Parking Space.

Viewing through Secombes Estate Agents, Shipston on Stour
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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, schooling and recreational facilities serving its own population and a number of surrounding villages. The larger centres of Stratford upon Avon, Banbury and Oxford are accessible.

9 Husbandmans Close is a beautifully presented first floor apartment with light and airy accommodation throughout, well-located within Shipston on Stour and within easy walking distance of the town centre. In addition the property has an off-road car parking space situated close by. The apartment has been refurbished, is south-facing and offers light and spacious accommodation. The works have included the upgrading of the heating to an infra red system and a new Ariston water heater both of which are energy efficient, replacement zero maintenance all-weather cladding to the rear of the apartment, together with redecoration throughout.



The **Living Room** incorporates a well-fitted **Kitchen Area** with single stainless steel sink unit and drainer with mixer tap, fitted base and wall units, including a Haier washer/dryer, space for oven, Russell Hobbs upright fridge/freezer. Situated by the front door is a double **store cupboard** incorporating fitted shelving and the electric hot water system with **cloaks area**, oak laminate flooring throughout. Door to well-appointed **Bathroom**, part-tiled with panelled bath, Triton electric shower over, w.c., round counter-top wash hand basin with mixer tap and cupboard under, ceramic floor tiles.

Situated close by is an allocated **Off-Road Parking Space**.

GENERAL INFORMATION

Tenure It is understood the vendor currently has a one-eighth share in the freehold of the eight apartments, 4 to 11 Husbandmans Close.

Service Charge It is understood there is a service charge for buildings insurance and maintenance payable in October each year, which is currently about £100.

Council Tax This is payable to Stratford on Avon District Council. The property is listed in Band A.

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

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

Energy Performance Certificate Current: 50 (E) Potential: 77 (C)

Directions - Postcode CV36 4QJ From the centre of Shipston on Stour, take the A3400 towards Stratford upon Avon. Turn left into Telegraph Street just after the old petrol station, and then turn right into The Driftway. Husbandmans Close is at the end of The Driftway on the left-hand side. Continue past the parking area and 9 Husbandmans Close is up the stairs on the right-hand side.

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. Please note the front photograph was taken in 2019. **MFF/S3044/F002/16.08.22**



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