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24 RIVER WAY, SHIPSTON ON STOUR, WARWICKSHIRE

24 RIVER WAY SHIPSTON ON STOUR CV36 4RD

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).

FIRST FLOOR APARTMENT WITH TWO BEDROOMS, OFF-ROAD PARKING AND OUTSTANDING COUNTRYSIDE VIEWS OVER THE STOUR VALLEY TO BRAILES HILL.

Communal Entrance Hall, Living Room, Kitchen, Two Double Bedrooms. Gas-Fired Heating. uPVC Double Glazing. Communal Garden. Allocated Parking Space and Visitor Parking.

Viewing through:

Seccombes Estate Agents, Shipston on Stour

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Shipston on Stour is an attractive and popular 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. The area is serviced by a network of main roads including the A3400 (Oxford to Birmingham) road passing through the town. 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.

24 River Way is a two-bedroom first floor apartment on the north-eastern edge of Shipston on Stour. The apartment has outstanding countryside views overlooking the River Stour and Stour Valley. The apartment is one of four in the building and there is a service charge that includes buildings insurance, maintenance of the common parts and window cleaning.

The accommodation briefly comprises:

Front door to **Communal Hallway** with stairs to first floor.
Front door to

Living Room about 13'8"/4.17m lengthening to 18'0"/5.49m x 15'0"/4.58m with built-in storage cupboard, dining area, bay window with far-reaching views of the countryside. Door to

Kitchen about 9'3"/2.82m x 9'2"/2.79m part tiled with single stainless steel sink and drainer unit, fitted base units with work surfaces over, fitted wall units, electric cooker unit, plumbing for washing machine space for fridge, Ideal gas-fired boiler for central heating and hot water. Laminate floor.

Inner Hallway with **shelved airing cupboard**, with insulated water heater and electric immersion heater attachment.

Bedroom One about 9'6"/2.90m x 8'11"/2.72m with **single built-in wardrobe**, fitted shelving, window to front.

Bathroom panelled bath with mixer tap with Mira electric shower unit and shower screen over, w.c., integral wash hand basin. Laminate floor.

Bedroom Two about 9'5"/2.87m x 8'11"/2.72m fitted double wardrobes with countryside views.

OUTSIDE

To the front of the property is an allocated off-road car parking space. In addition, there is visitor parking. The communal garden is situated to the south-east and is principally lawned.

GENERAL INFORMATION

Tenure The apartment is offered leasehold with vacant possession on a 999-year lease dated 2nd September 1991. It is understood there is a current service charge for the year 2023 of £740 payable in two instalments each of £370 in March and September which covers buildings insurance, maintenance of the common parts (including internal and external re-decoration), gardening and window cleaning.

Council Tax This is payable to Stratford on Avon District Council. The property is listed in band C.

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

Services Mains electricity, gas, water and drainage are connected to the property. gas-fired boiler for central heating and hot water.

Energy Performance Certificate

Current: C (75) Potential: C (75)

Directions

Postcode CV36 4RD

Take the A3400 (Church Street) north for Stratford on Avon. After passing the Ellen Badger Hospital on the right, take the next right-hand turn into River Way. Turn first right and 24 River Way is situated in the first apartment block on the left.

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.

MFF/S3129/F002/28.06.2023



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