

1b College Street, Stratford-upon-Avon, CV37 6BN

- Two Bedroom First Floor Apartment
- Period Building Comprising Just Two Apartments
- Situated in the Heart of Old Town
- Walking Distance to Stratford-upon-Avon Town Centre
- Dual Aspect Sitting Room with Sash Windows
- High Ceilings and Period Features
- 50% Share of Freehold with an extended, 999yr lease
- Allocated parking space plus additional residential on street permit parking available

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Offers Over £210,000

Offered with NO ONWARD CHAIN, and SHARE OF FREEHOLD, a Grade II Listed, two bedroom first floor period apartment situated in the heart of Old Town, with just two apartments in the buidling the property benefits from high ceilings, sash windows and high skirting, really maximising on the period features. In need of some modernisation and improvement, this property is an ideal opportunity to make something your own, in a prime location within Stratford upon Avon.

ACCOMMODATION

Access is via a communal entrance hall, which provides individual front doors to apartments 1A and 1B. The private entrance to 1B leads to a staircase rising to the first floor landing. The accommodation comprises a kitchen fitted with matching wall, base and drawer units with work surfaces over, incorporating a sink and drainer, four-ring gas hob with extractor above and integrated oven. There is also space for a small under counter dishwasher and under counter fridge. The dual aspect sitting room features a coal-effect gas fire providing a focal point to the room, and enjoys two sash windows enjoying views over Old Town and allowing ample light into the room.

There are two bedrooms, both benefiting from individual loft access, together with a bathroom fitted with a coloured suite comprising a bath with shower over, WC and pedestal wash hand basin.

Outside the property is allocated one off road parking space, and is eligible for an additional on street residents parking permit, available from Warwickshire County Council.

GENERAL INFORMATION

TENURE: The property is offered with a share of the freehold and a 999-year lease. Annual maintenance charge approx. £1650. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

LISTED: Grade II.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast available (Checked on Ofcom Nov 26) | Minimum Mobile Coverage: 70% Vodafone (Checked on Ofcom Nov 26)

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D.

AGENTS NOTE: Please note some images are AI generated for illustration purposes.

ADDITIONAL INFORMATION: It should be noted that the lease currently prohibits holiday lets and keeping pets, but standard residential tenancies are accepted.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

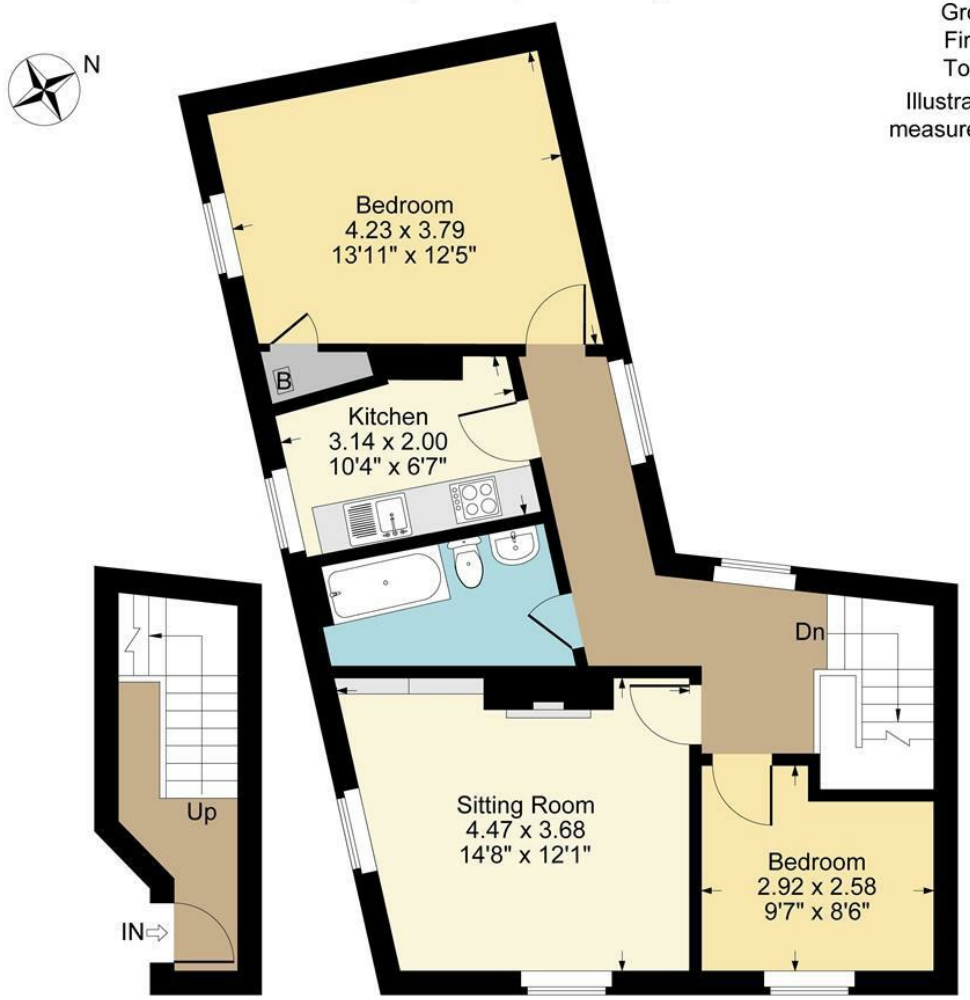






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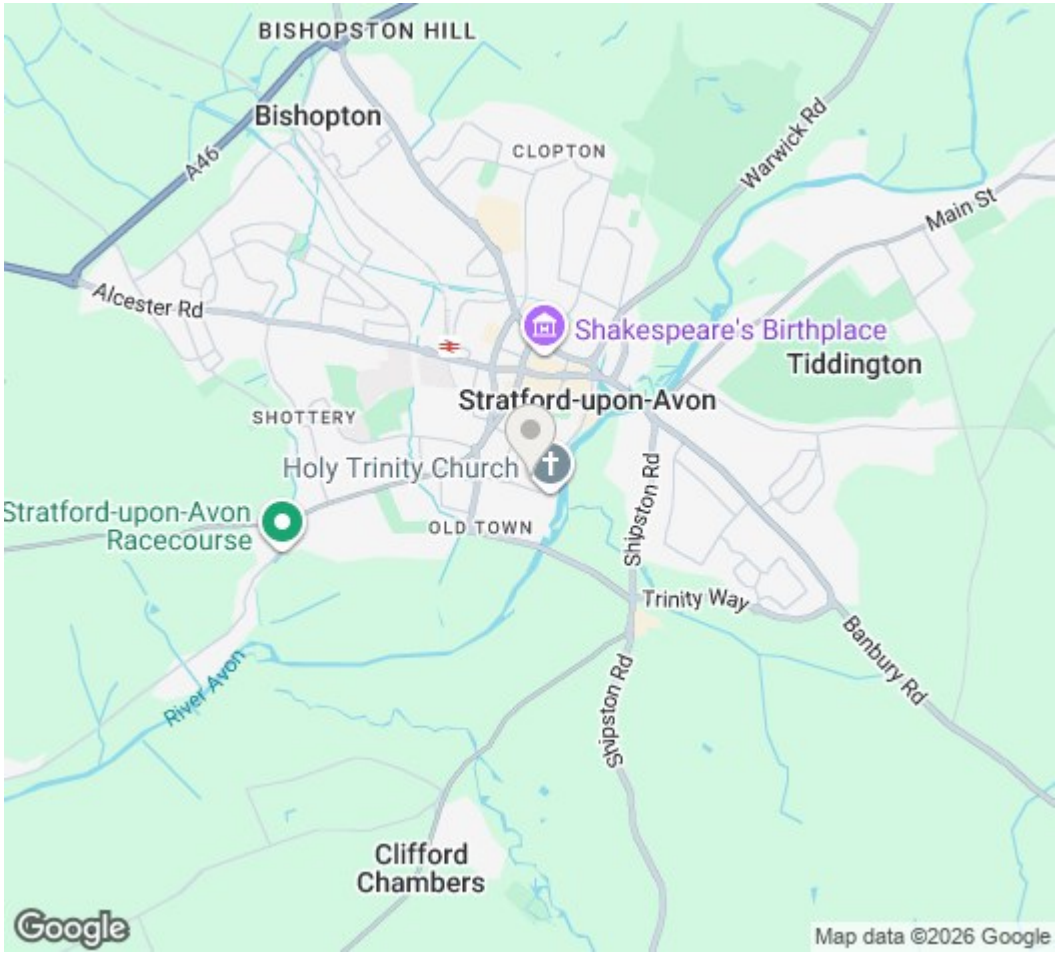
Approximate Gross Internal Area
Ground Floor = 5.94 sq m / 64 sq ft
First Floor = 62.32 sq m / 671 sq ft
Total Area = 68.26 sq m / 735 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Ground Floor First Floor







DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of HMR Homes Limited t/a Peter Clarke in association with Winkworth has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.