



Peter Clarke

IN ASSOCIATION WITH

Winkworth

Norluck Court, Watery Lane, Shipston-On-Stour, CV36 4RS

£99,950

- One bedroom top floor flat
- No chain
- Allocated parking space
- In need of refurbishment with great potential
- Sitting room, kitchen and bathroom
- Close to town



NO CHAIN. A one-bedroom top floor flat in need of refurbishment with an allocated parking space.

ACCOMMODATION

Entrance hall with loft hatch, airing cupboard housing immersion water tank. Sitting room with window to rear. Bedroom with window to front. Bathroom with opaque window, pedestal wash hand basin, bath and a WC. Outside there is an allocated parking space.

GENERAL INFORMATION

TENURE: The property is understood to be leasehold although we have not seen evidence. Leasehold lease term 120 years from 1990. Ground rent £50 rising to £200 plus Service charge. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric are connected to the property. However this should be checked by your solicitor before exchange of contracts.

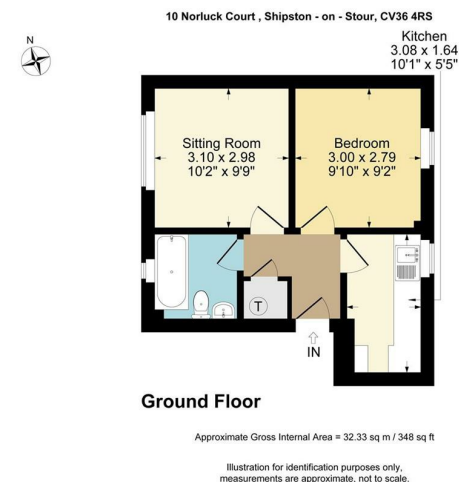
RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

BROADBAND/MOBILE COVERAGE: Broadband: Ultrafast Available (Checked on Ofcom Jun26) | Minimum Mobile Coverage: 74% Vodafone (Checked on Ofcom Jun26)

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

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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