



NIKKI HOMES
PROPERTY CONSULTANTS

Montague Court, Shipston Road, Stratford-upon-Avon

£250,000

1 bedroom apartment for sale | Leasehold

Are you in search of an opulent and expansive ground floor apartment that features its own private garden and is conveniently located within walking distance of the town centre?

This property might be the perfect match for you!

Upon entering this beautiful home, you'll immediately sense its distinctiveness compared to other apartment buildings. To begin with, you have your own front door, eliminating the need to share communal spaces.

Upon entry, you'll find a cloakroom and a convenient space off the hallway. This leads to the

Kitchen which is exceptionally bright and spacious. It has a view over the garden.

The kitchen comes equipped with an oven, hob, dishwasher, washing machine, and fridge/freezer.

This room opens up to large living room, with French doors over the garden.

The bedroom is generously sized, and if desired, it could incorporate a wall of fitted wardrobes. There is a built-in wardrobe and a spacious storage cupboard.

En-suite bathroom, featuring a newly fitted shower, wc, and sink.

Outside, there is off-road parking for one car and your own private garden, as well as sizeable communal gardens. Additionally, there is a convenient bike shed.

Council Tax Band - B

Ground rent £150 per year
Service charge £82 per month

Lease expires 2130

Mains electricity, gas and water are connected to the property. The central heating system is gas. Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax
Local Authority: Stratford District Council 01789 267575.

Viewings
Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:

- 1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
 - 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
 - 3: Potential buyers are advised to re-check the measurements before committing to any expense.
 - 4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
 - 5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
 - 6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
- Call 01789 532211 for more info or to arrange a viewing

Tenure: Leasehold
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE

Approximate Total Floor Area
56.59 Sq m - 609 Sq ft



This plan is for illustration purposes only



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Viewing by appointment only

Nikki Homes

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