



**Flat , Jolyffe Court, Clopton Road, Stratford-upon-Avon**  
**Offers Over £170,000**

2 bedroom apartment for sale | Freehold **UNDER OFFER**

Looking for a unique apartment in a town centre location or a good investment opportunity?

This extremely spacious two bedroom apartment has it all.

In brief the property is accessed via the communal intercom door;  
You will take the stairs to the second floor.

Entering the apartment you have a hallway with  
Modern Kitchen off - fitted with;

Family bathroom - finished with modern tiling throughout, consisting of a bath with shower over, wc and sink.

Living room - a large living room, which could be split into a separate dining room and living room if required. It has double windows over the front, allowing light to flow and more than enough space for dining room table and two - three sofas.

Master bedroom - a HUGE room with plenty of space for a superkingsize bed and benefiting from handy built in wardrobes with a window over the rear communal garden.

Bedroom 2 - a good size double room with built in wardrobes and window over the rear garden

Garage - outside there is a single garage with up and over door, and parking space to the front.

Garden - A large communal garden to the rear of the property

Service charge - £952 annually

Ground rent - £10 per annum

Lease term remaining - 93 years remaining

#### Services

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

BAND C

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

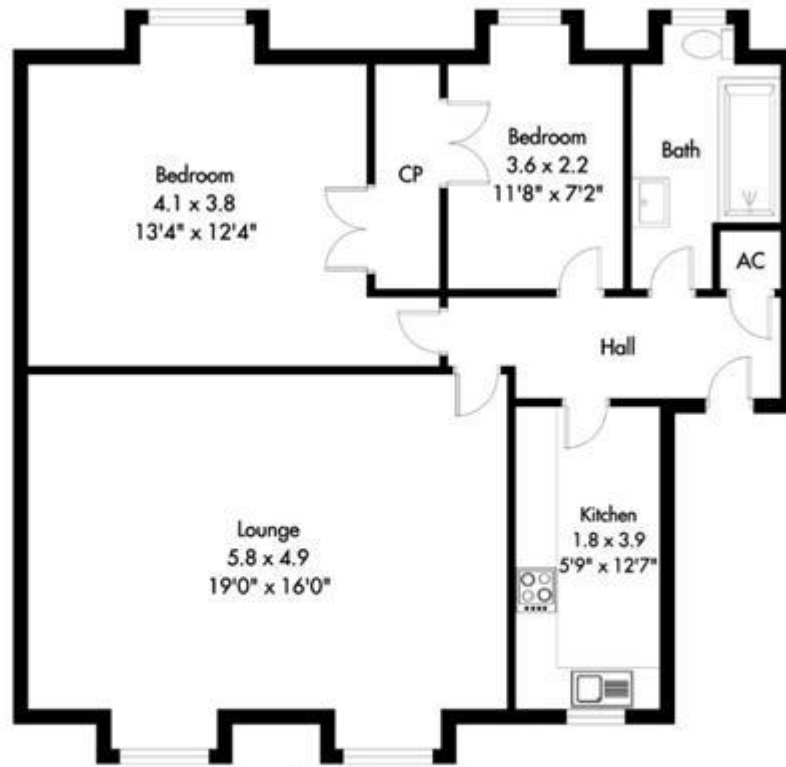




Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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



**Jolyffe Court Flat 6**

Approximate Floor Area  
House 63.44 Sq m - 682 Sq ft  
(Gross Internal Area)

**This plan is illustration purpose only**

