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**2 ELLIOTT COURT, SHIPSTON ON STOUR**

## 2 ELLIOTT COURT SHIPSTON ON STOUR WARWICKSHIRE CV36 4DA

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).

### A WELL LOCATED SPACIOUS ONE DOUBLE BEDROOM FIRST FLOOR FLAT SITUATED IN THE TOWN CENTRE WITH AN ALLOCATED PARKING SPACE

Communal Stairway, Entrance Hall, Living Room, Bathroom, Double Bedroom, Electric Heating, UVPC Double Glazing Single Car Port

Viewing through  
Seccombes Estate Agents, Shipston on Stour  
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**Shipston on Stour** is a 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.

**2 Elliott Court** is a well located first floor flat situated in the centre of Shipston on Stour with an allocated parking space. The apartment offers spacious and well-proportioned accommodation benefiting from electric heating and uVPC double glazing with living room, double bedroom, bathroom and kitchen. The property is leasehold and the owners of the flats in Elliott Court each have a one-sixth share of the freehold. The accommodation briefly comprises

**Communal Stairway** rises to the first floor with front door to:

**Entrance Hall** with cupboard with insulated hot water cylinder with electric immersion heater attachment.

**Living Room** double aspect with views up Telegraph Street.

**Kitchen** with single stainless steel sink unit and drainer with fitted cupboards under, fitted base units with worksurfaces over, built-in Stoves electric oven with Stoves four-ring electric ceramic hob over and extractor hood above, built-in wall units plumbing for washing machine, space for fridge.

**Double Bedroom** with deep built-in wardrobe.

**Bathroom** part-tiled with bath with Mira electric power shower and shower rail and curtain over, wc, wash hand basin, electric towel rail.

### ALLOCATED PARKING SPACE

Situated beside the entrance door to flats 1,2 and 3 Elliot Court is a double carport, with the right-hand side being allocated to Flat 2 Elliott Court

### GENERAL INFORMATION

**Tenure** The property is offered leasehold with vacant possession with a 999-year lease from July 2022. The owners of the flats in Elliot Court each have a one-sixth share of the freehold. There is a management committee. Services charges for the current year 2023 amount to approximately £200 per annum including ground rent, buildings insurance and accountancy costs.

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

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

**Services** Mains electricity, water and drainage are connected to the property electric heating.

### Energy Performance Certificate

Current: 69 (C) Potential: 78 (C)

### Directions 4DA

From the centre of Shipston on Stour take Church Street A3400 north for Shipston on Stour turn left immediately after Tesco Express into Telegraph Street. After approximately 75 yards Elliot Court is the second turning on the left just before the car park and at the back of Boots.

### 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.



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