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CHARTERED SURVEYORS



14 NORLUCK COURT, WATERY LANE, SHIPSTON ON STOUR

**14 NORLUCK COURT
WATERY LANE
SHIPSTON ON STOUR
WARWICKSHIRE
CV36 4RS**

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 SPACIOUS AND WELL-PRESENTED ONE-BEDROOM GROUND FLOOR APARTMENT CLOSE TO THE TOWN CENTRE.

Communal Hall, Entrance Hall, Living Room, Kitchen, Bedroom, Bathroom, Airing Cupboard. uPVC Double Glazing. Gabarron Eco Electric Heating. Communal Garden. Off-Road Car Parking Space. Visitor Parking.

Viewing through Shipston on Stour office
Tel: 01608-663788 email: shipston@seccombes.co.uk

Shipston on Stour is an attractive 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.

14 Norluck Court is a spacious, well-proportioned one-bedroom ground floor apartment situated a short distance from the town centre. The accommodation has a well-equipped kitchen and bathroom. In addition the property has the benefit of an enclosed private area at the back of the property on the edge of the communal garden. An added benefit is the off-road car parking space situated close by and there is also visitor parking nearby.

The accommodation briefly comprises:

From the communal hall door to **Entrance Hall** with shelved **airing cupboard** incorporating an insulated hot water cylinder with electric immersion heater.

Kitchen about 6'9" (2.05m) x 6'3" (1.90m) with single stainless steel sink unit and drainer with built-in cupboard under, LG Direct Drive washing machine, space for a fridge, Logik electric oven and four-ring hob, fitted base units with work surfaces over, fitted wall units, laminate floor.

Living Room about 10'9" (3.27m) x 10'0" (3.04m) with electric storage heater with boost, television point, uPVC double glazing.

Bedroom One about 10'2" (3.09m) x 9'4" (2.84m) with electric storage heater, window to rear.

Bathroom about 6'11" (2.10m) x 6'3" (1.90m) part-tiled with bath with Triton shower over, w.c., wash hand basin, glazed window to rear, wall mounted Dimplex fan heater.

Car Parking

Situated a short distance away from the flat and the third on the righthand side there is an allocated parking space, in addition there is visitor car parking

GENERAL INFORMATION

Tenure The property is offered for sale leasehold with vacant possession. There is 120-year lease that commenced 24th June 1990.

Ground Rent & Service Charge It is understood there is a current ground rent of £50 per annum and service charge of around £73 per calendar month for 2021 including building insurance and maintenance of the common parts.

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

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

Services Mains water, electricity and drainage connected to the property. Gabarron Eco electric heating.

Energy Performance Certificate

Current: D (57) Potential: C (75)

Directions

Postcode CV36 4RS

From the centre of Shipston on Stour, take the A3400 north for Stratford upon Avon. Drive past the former petrol station taking the third turning left just beyond the old Victorian school building into Watery Lane. Continue along Watery Lane for about 75 yards and Norluck Court is situated on the left.

IMPORTANT NOTICE

The attached 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.

MF/S3001/F002/12.08.2021

