

THE PROPERTY



FLAT 4, THE ASSEMBLY ROOMS CHURCH STREET SHIPSTON ON STOUR WARWICKSHIRE CV36 4AT

10 miles from Stratford-upon-Avon, 7 miles from Moreton-in-Marsh, 14 Miles from Banbury.

A FIRST FLOOR APARTMENT IN A SMALL DEVELOPMENT OF JUST FOUR INDIVIDUAL PROPERTIES IN THE TOWN CENTRE

- Entrance Hall
- Living Room / Kitchen
- Two Bedrooms
- Shower Room
- 1 x Parking Space
- EPC Band C

VIEWING STRICTLY BY APPOINTMENT

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Shipston-on-Stour is an attractive former market town situated in South Warwickshire. The town is a busy local centre with good shopping, primary and secondary schooling, recreational facilities and restaurants serving its own population and a number of surrounding villages. The Cotswold Hills are a short distance away, offering a wide range of outdoor pursuits and activities. There are mainline stations at Moreton-in-Marsh and Banbury with train services to Oxford and London and Birmingham.

Flat 4, The Assembly Rooms forms one of four individual high specification modern apartments in an ideal town central position a few minutes walk from all the towns facilities. Originally constructed as offices circa 2002, the property was converted into residential accommodation in 2018. No. 4 comprises a first-floor apartment with underfloor gas fired central heating and fitted kitchen with integrated appliances.

THE GROUND FLOOR

Entrance Hall with inset matting and staircase rising to first floor.

THE FIRST FLOOR

Landing. Living Room/Kitchen double aspect with outlook to the front of the property and conservation light windows to the rear. Wood effect flooring and fitted with a range of kitchen units under wood effect worktops to three walls. Inset stainless steel 1 1/2 bowl single drainer sink with mixer tap. Inset four ring gas hob with extractor hood over and single electric oven under. Built-in fridge and separate freezer. Integrated dishwasher and washing machine. Wall mounted Worcester gas fired boiler.

Bedroom One outlook to the front of the property. **Bedroom Two** conservation light window to the rear. **Shower Room** fitted with double shower cubicle with glazed door and wash hand basin set to vanity unit with WC to side. Tiled floor, towel radiator and extractor fan.

OUTSIDE

The Property has one allocated parking space to the front.

GENERAL INFORMATION

Tenure

Leasehold with Vacant Possession. 999-year lease from 2026. Maintenance Charge, Building Insurance & Ground Rent Approximately £300 pa.

Services

Mains water, drainage, gas and electricity are connected. Ofcom indicated Broadband: Ultrafast. Ofcom indicated outdoor Mobile Reception good: O2, EE, 3, Vodafone.

Council Tax

Payable to Stratford District Council - Listed in Band C

Energy Performance Certificate

Current: 76 Potential: 76 Band: C

Fixtures and Fittings

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

Material information:

No Property issues including: location, planned works on property, complex issues, rights or restrictions on Tenure, rights of way or easements, risk of flood, planning permissions, property adaptations, landlord managed property, significant events.

Money Laundering Regulation & Proceeds of Crime Act

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Our office will outsource the initial checks to a partner supplier who will contact you once you have had an offer accepted on a property. The cost of these checks will be advised to you by the agent. These charges cover the cost of obtaining relevant data, checks and monitoring which might be required. This fee will need to be paid by purchaser/s in advance of issuing a memorandum of sale

Directions

CV36 4AT

From the High Street proceed East along Market Square and turn left into Church Street. The property will be found on the left-hand side set back from the street behind the parking area.

What3Words: [///subject.beginning.slippers](https://www.what3words.com/subject.beginning.slippers)

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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