

Connells

Woodman Court
Stratford-Upon-Avon

Woodman Court
Stratford-Upon-Avon CV37 6SP

for sale guide price
£110,000







Property Description

Situated in a popular residential area of Stratford-upon-Avon, this well-presented ground floor apartment offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The property features a bright and comfortable living area, a fitted kitchen, and two generously sized double bedrooms, providing flexible space for both residents and those working from home. A family bathroom completes the internal accommodation.

Externally, the apartment benefits from and the added advantage of allocated parking, ensuring convenient off-road parking for residents. Ideally located within easy reach of Stratford-upon-Avon's excellent local amenities, shops, schools and transport links, this attractive apartment offers comfortable living in a highly sought-after location.

Outside there is a private storage cupboard and the added benefit of communal washing lines.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral.

These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





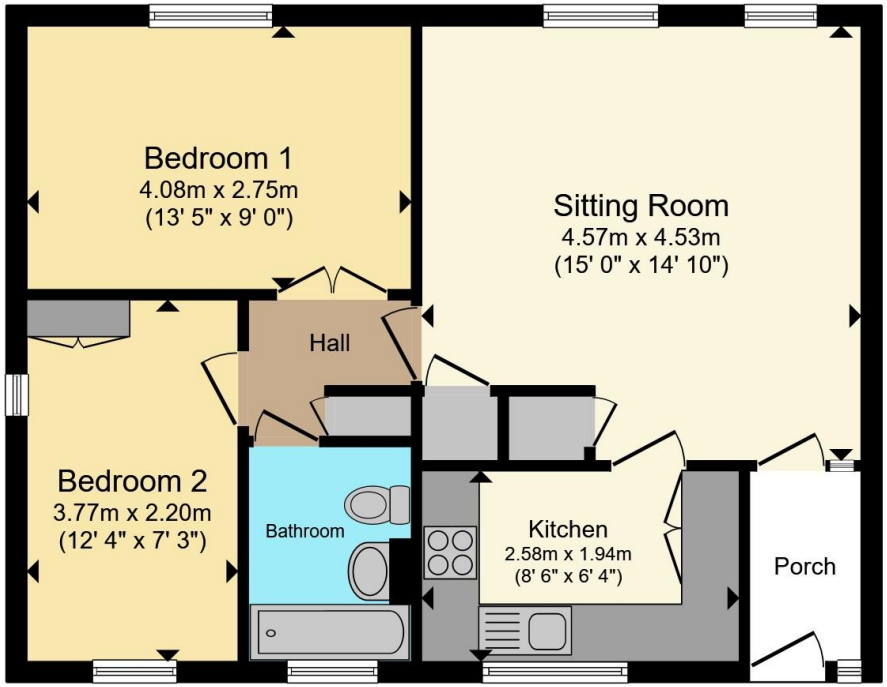












Ground Floor

Total floor area 54.7 m² (589 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01789 266204
E stratforduponavon@connells.co.uk

11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: C

Council Tax Band: C

Service Charge: 1549.68

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR109018

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.