





## THE APARTMENT

Once a grand Edwardian home, since converted in 2011 into four luxury apartments, our beautifully styled apartment is located on the first floor and is tastefully decorated and very well presented throughout. The apartment has the benefit of well-maintained communal grounds which all residents can use, as well as a private balcony off the living room area allowing for al fresco dining with glorious countryside views.

## LOCATION

The desirable village of Claverdon, which is an attractive village surrounded by rolling Warwickshire countryside, has a primary school, doctor's surgery, a community store, a fine parish church, public houses, tennis club, and the Ardencote Country Club nearby with full leisure facilities. Henley in Arden is just a short drive away where you will find a larger choice of amenities, public houses and restaurants. Claverdon has excellent access to the motorway network.

## APPROACH

The apartment is accessed via a small lobby from the driveway parking area, which is only used by one other resident. The apartments' private front door then gives access to the stairs to the first floor hallway.

## HALLWAY

With linen store housing the hot water tank and with doors radiating off to:-

## WELL PROPORTIONED LIVING / DINING ROOM

A well-proportioned bright room with large windows and French doors to two sides allowing lots of natural light to flood through the room. A beautiful natural sandstone fireplace with granite hearth and gas fire is a really lovely feature in this spacious room. The lounge area has access to the good-sized balcony which comfortably allows for a bistro table and chairs, whereas the dining room area has a door through to the kitchen allowing ease of access for more formal entertaining.





**BREAKFAST KITCHEN** A stylish and modern fitted kitchen with wood effect high-quality base level storage units and drawers with black granite work surfaces over, and Amtico flooring. Integrated appliances include a washer dryer, Worcester Bosch boiler, gas hob with extractor over, microwave, and fridge freezer. A beautiful modern breakfast bar with architect-style drawers finishes off this well fitted and functional space.

**BEDROOM ONE** The main bedroom benefits from high quality fitted wardrobes and door with access to:-

**EN SUITE** Fitted with a white Porcelanosa modern suite including low flush WC, wash basin, glass fronted bathroom cabinet, walk in shower cubicle.

**BEDROOM TWO** With built in wardrobes.

**BEDROOM THREE / STUDY** Currently utilised as a study room this good size third bedroom has contemporary built in wardrobes.

**LUXURY BATHROOM** A beautifully fitted, luxurious and fully tiled bathroom comprising Porcelanosa sanitaryware has low flush WC, wash basin, built in cabinet with glass front, free standing bath.

**COMMUNAL GROUNDS AND PARKING** The apartment benefits from super well maintained grounds which are available to all the residents to use, two parking spaces to the front of the property, one of which is an undercover parking bay.

Residents are also able to share the secure cellar space for storage purposes.



#### ADDITIONAL INFORMATION

**TENURE** SHARE OF FREEHOLD Purchasers should check this before proceeding. Service charge of approximately £270.00 per month. The term of the lease is 999 years from 1 March 2020.

**SERVICES:** We have been advised by the vendor there is mains, WATER, ELECTRICITY, AND MAINS DRAINAGE, LPG heating is connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** We understand to lie in Band E

**ENERGY PERFORMANCE CERTIFICATE RATING:** D We can supply you with a copy should you wish.

**VIEWING:** By appointment only

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

**MONEY LAUNDERING REGULATIONS** Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total Living Area 104.45 square metres / 1,124 square feet



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	66
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

