

AP MORGAN



**High Street, Studley, Warwickshire**  
Offers in excess of £130,000

### Features:

- \*\*OFFERED WITH NO ONWARD CHAIN\*\*
- Two genuine double bedrooms
- Bright, generous lounge with room to relax and dine
- Large windows that flood the apartment with natural light
- Well-fitted kitchen
- Spacious bathroom
- Great condition throughout
- Prime Studley High Street location, close to shops, cafes and pubs

### Description:

Move in, unpack and start living. It really is that simple.

This light-filled first floor apartment sits right on Studley High Street. It offers two double bedrooms, a generous lounge, a well-fitted kitchen and a large bathroom. It was previously a rental, and it shows in the best way: great condition throughout, ready for you to unpack and get on with life. And with no onward chain, things can move quickly.

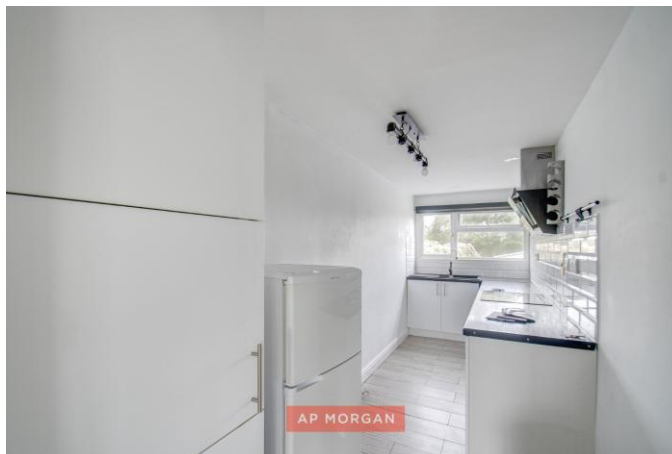
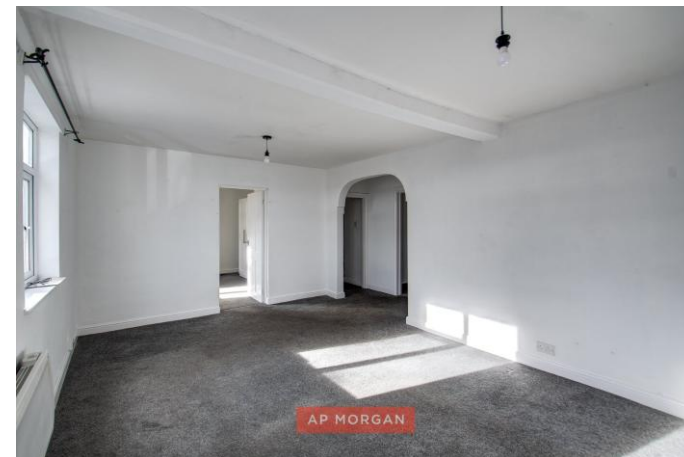
Our agents say...

We love how bright this apartment feels. The windows are big, and they pull the light deep into every room. The lounge has space for a proper sofa, a dining table and a reading corner. It works just as well for a quiet night in as it does for friends coming round.

Both bedrooms are real doubles. Use one as your bedroom and the other as a guest room, a home office or a dressing room. The bathroom is bigger than you would expect, and the kitchen is well fitted and easy to live with.

Then there's the location. Step outside and the High Street is right there. Pop out for a coffee, pick up something for dinner, or meet friends at one of the local pubs. Everything you need for daily life sits within easy reach.

It suits a couple, a single buyer or an investor looking for a solid, well-presented property in a popular spot. Whichever you are, it's worth seeing for yourself.



Get in touch with the AP Morgan team today to arrange a viewing!

**Details:**

**Entrance Hall**

**Lounge** 3.62 x 6.22 Max

**Kitchen** 5.20 x 1.65

**Bedroom One** 3.52 x 4.13 Max

**Bedroom Two** 3.62 x 3.72

**Bathroom** 2.34 x 2.54



**EPC Rating:** E

**Council Tax Band:** A (tbc by solicitors).

**Tenure:** Leasehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01527 406 956.

How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 406 956, or visit their website for more information: [www.wissermortgageadvice.co.uk](http://www.wissermortgageadvice.co.uk)

Property to sell?

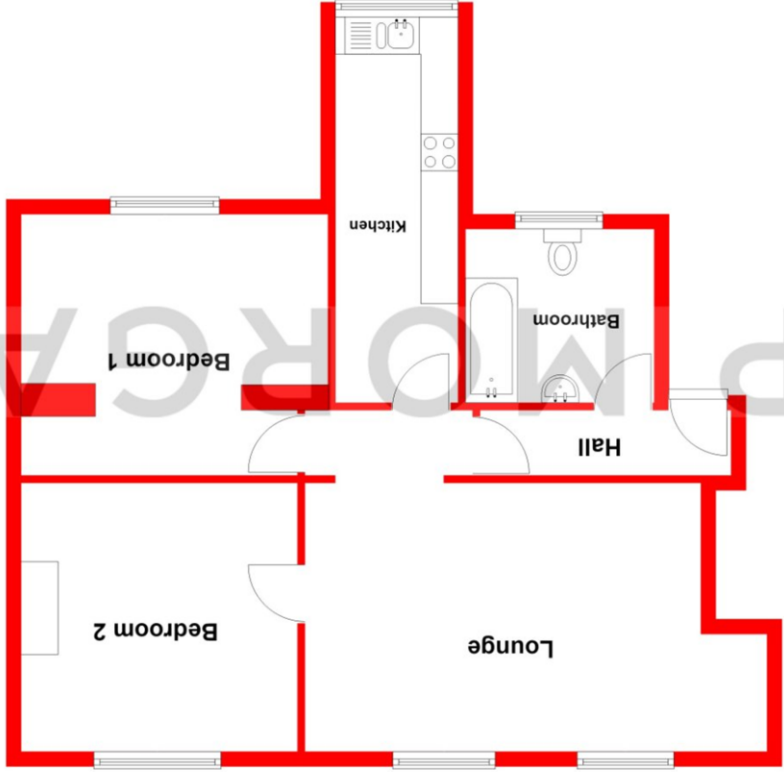
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 70.3 sq. metres (756.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

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