

**LOT  
28**

**2 Wellington Avenue, Meon Vale,  
Stratford-Upon-Avon CV37 8WB**

**\*Guide Price: £135,000**



### **DESCRIPTION**

2 bedroom first floor maisonette with gas central heating and double glazing. Located on the Meon Vale development approximately 7 miles to Stratford-upon-Avon. Leasehold with approximately 994 years remaining. Ideal investment opportunity.

### **ACCOMMODATION**

#### **FIRST FLOOR**

Hallway:

Lounge: 9 ft 1 in min, 13 ft 11 in max x 11 ft 3 in min, 14 ft 6 in max

Kitchen: 9 ft x 8 ft 2 in

Bedroom 1: 9 ft 9 in min, 15 ft 5 in max x 10 ft 8 in min, 13 ft 8 in max

Bedroom 2: 10 ft 10 in x 9 ft 4 in

Bathroom:

### **OUTSIDE**

Communal parking and gardens.

### **EPC RATING - A**

### **TENURE**

Leasehold with vacant possession.

Term: 999 years from 1st January 2014

Ground rent: Please see legal pack.

Service charge: Please see legal pack.

### **ADDITIONAL COSTS**

Buyers premium: £1,140 (£950 plus VAT)

Administration Fee: £990 (£825 plus VAT)

Please see the legal pack for further costs.

### **NOTE**

The Sellers require the deposit to be paid from cleared funds.  
i.e Debit card or bankers draft ONLY