

THE OLD RECTORY, BARFORD CV35 8EW



A FIRST FLOOR, TWO DOUBLE BEDROOM APARTMENT WITH FABULOUS LIVING ACCOMMODATION OF A LIVING ROOM AND A SEPARATE KITCHEN DINER - PERFECT APARTMENT FOR ENTERTAINING!

OFFERED WITH NO UPWARD CHAIN WITH VACANT POSSESSION OR CAN BE BOUGHT WITH A TENANT IN SITU PAYING A MONTHLY RENTAL OF £995.

- **First Floor Apartment**
 - **Living Room**
 - **Breakfast Kitchen**
- **Master Double Bedroom with Fitted Wardrobes**
- **Second Double Bedroom with Fitted Wardrobes**
 - **Family Bathroom**
- **Long Lease of 137 Years**
- **Attractive Communal Garden**
- **One Parking Space and Garage**
- **Current EPC Rating: 65 (D)**

2 BEDROOMS

PRICE GUIDE £240,000

Nestled in the charming Church Street of Barford, this delightful 2-bedroom apartment offers a unique opportunity to own a piece of history. Situated in the converted Old Rectory, this property exudes character and charm.

The apartment boasts a cosy living room complete with a wood burner, perfect for those chilly evenings, and a spacious kitchen diner ideal for entertaining guests or enjoying family meals.

One of the standout features of this apartment is its attractive communal gardens, providing a tranquil escape from the hustle and bustle of everyday life. Additionally, a garage and parking space add to the practicality of this wonderful property.

Conveniently located with great road links to the M40 and A46, this apartment offers the perfect blend of peaceful village living with easy access to major routes for commuting or exploring the surrounding areas. Within the village there is a well stocked shop with post office, a park with tennis courts and outdoor gym equipment and a well respected junior school and nursery.

Whether you are looking for a new home to make your own or an investment opportunity with a tenant already in place, this apartment offers flexibility to suit your needs. Don't miss out on the chance to own a piece of history in this idyllic location.

Entrance

Entrance to the property is via a communal hallway and sweeping staircase which leads up to the first floor landing and the front door to the apartment. The front door opens in to the private entrance hall which is carpeted to floor and has a neutral décor to walls and ceiling. Original window to front elevation with gas central heating radiator below, light point to ceiling and there is a secure entry phone to wall.

White painted doors lead in to the bedrooms, bathroom and living room as well as a useful airing cupboard which provides storage and houses the combi boiler.

Living Room 13'11" x 13'0" (4.25 x 3.96)

Having a continuation of the carpet to floor and the neutral décor to walls and ceiling with one feature chimney breast wall. Window to front elevation, gas central heating radiator and there is a light point to ceiling.

A white painted door and two carpeted steps lead in the kitchen diner.

Kitchen Diner 14'1" x 12'7" (4.29 x 3.83)

Having two light points to ceiling, window to front elevation, gas central heating radiator, terracotta tiled floor and a range of free standing Ikea kitchen units to comprise: stainless steel double sink with tap over and storage cupboards beneath. Space and plumbing for automatic washing machine, stainless steel electric oven with ceramic hob over, further storage cupboard and metal work surface, extractor fan above ceramic hob. Four further wall mounted cupboards with under lighting fitted and there is a tiled splash back.

Bedroom One 15'9" x 7'10" (4.81 x 2.39)

Accessed off the entrance hall and having carpet to floor, light point to ceiling, window overlooking the side elevation with views to the village Church, range of fitted cupboards to comprise: wardrobe with two hanging rails, further unit incorporating built in shelving both with mirrored doors and storage shelving over and a gas central heating radiator.

Bedroom Two 11'0" x 6'7" (3.36 x 2.0)

Accessed off the entrance hall and having carpet to floor and a light point to ceiling, window to front elevation, gas central heating radiator, deep storage unit incorporating a wardrobe with two hanging rails, a further single wardrobe with full length hanging rail, storage shelving with drawers beneath and useful storage over.

Bathroom 6'10" x 4'5" (2.08 x 1.35)

Having three low voltage recessed spot lights to ceiling. The room is tiled to three quarters height throughout extending up to full height around the panelled bath with Triton electric shower over, low level flush WC, wash hand basin with double cupboard below, tiled floor and a white heated wall mounted towel rail.

Outside

The property is set within well maintained gardens. The garden to the rear is a wonderful selling feature of this apartment. A path leads through the garden to a bloc of garages and there is one parking space.

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Leasehold. The agent has not checked the legal status to verify the Leasehold status of the property. The Purchaser is advised to obtain verification from their legal advisers.

There are 137 years remaining on the lease.

The management charge is £475 per quarter. Additional £100 per annum for ground rent.

Council Tax

We understand the property to be Band C.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.

Management Department

For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance Valuations, together with Rent Reviews, Lease Renewals, and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates Telephone (01926) 438124.











Total area: approx. 64.5 sq. metres (694.4 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk



Chartered Surveyors • Auctioneers • Estate Agents • Property Management • Valuers
HAWKESFORD • 6 Euston Place • Leamington Spa • CV32 4LN
Registered No. 4657529 • VAT No. 545 2383 44

