



21 Monks Walk, WR11 4SL

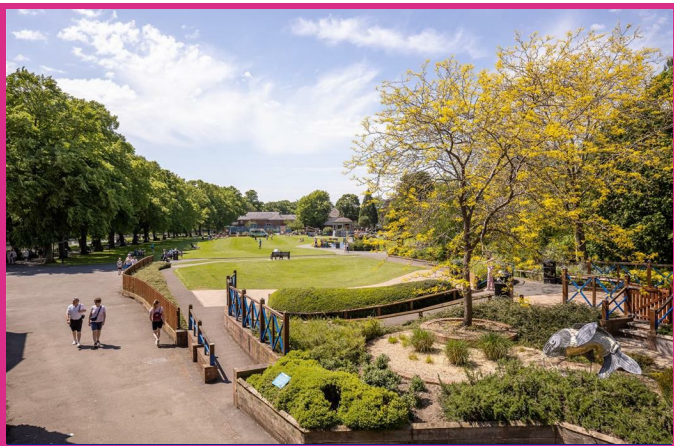
£215,000 Leasehold - Share of Freehold

VIDEO TOUR AVAILABLE



21 Monks Walk, WR11 4SL

**Three Bedroom Townhouse * Gated Riverside Development * Garage & Store * Communal Riverside Gardens *
Close to Abbey Park & Town Centre * NO CHAIN * Matterport 3D Tour * Share of Freehold * EPC = C.**



21 Monks Walk

This three bedroom townhouse sits within a popular gated, riverside development on the banks of the River Avon. Overlooking the Abbey Park to the rear and an extremely short walk to the town centre, this lovely home enjoys both convenience and calm.

Available with NO CHAIN, 21 Monks Walk could be sold ahead of the current stamp duty holiday deadline, saving £££s, subject to contracts/ conveyancing.

We are advised that the service charge for this property is approx. £1,100 per annum and no ground rent is payable.

999-year lease from 1993.

Important Notes

Planning enquires concerning the property and surrounding area can be made with Wychavon DC at www.wychavon.gov.uk

Environmental inquires concerning the property and surrounding area can be made with Environment Agency at www.environment-agency.gov.uk and general information can be found at www.google.com/earth

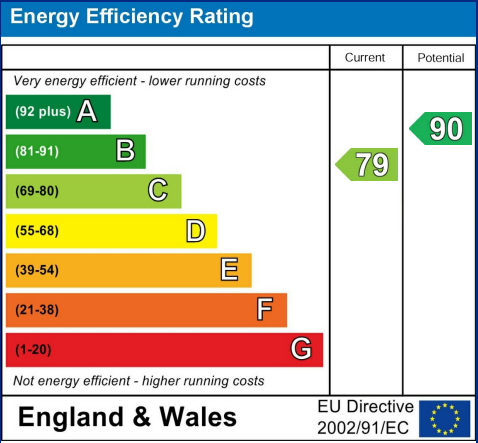
Broadband enquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com

We recommend that prospective buyers seek early and appropriate legal advice concerning the implications of purchasing and owning a leasehold property.

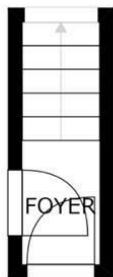
Misrepresentation Act: These particulars are prepared with care but are not guaranteed and do not constitute, or constitute part of, any offer or contract. Intending purchasers must satisfy themselves of these particulars’ accuracy by inspection or otherwise, since neither the vendor nor Johnsons shall be responsible for statements or representations made. The Vendor does not make or give, and neither Johnsons nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property.

We endeavour to make the sales details accurate, if there is any matter(s) that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the vendor. Fixtures and fittings not included.

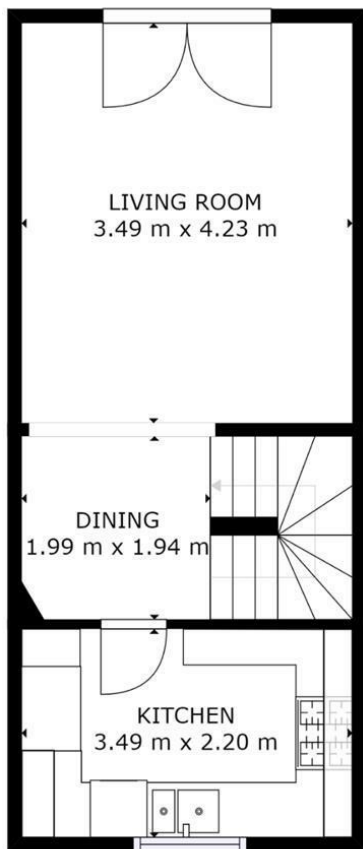
Please note that any offer made on a property marketed by Johnsons Property Consultants will be qualified by Joseph Harper (Mortgage Advice Bureau), in order to demonstrate due diligence on behalf of our clients. For an indication of possible mortgage products available, please go to <https://www.johnsons-property.com/pages/mortgages>. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, including Mortgage Advice Bureau, if instructed.



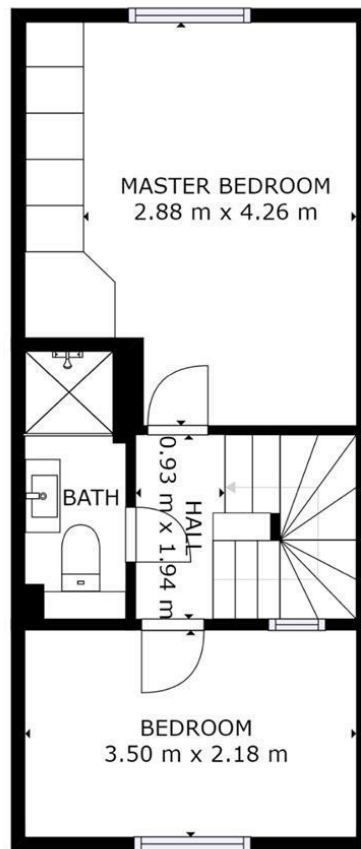




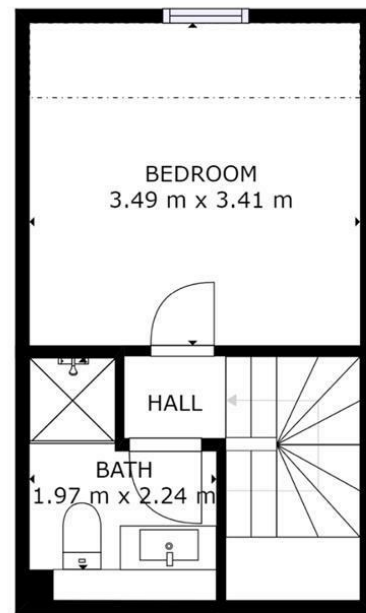
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

GROSS INTERNAL AREA
 FLOOR 1: 2 m², FLOOR 2: 30 m²
 FLOOR 3: 30 m², FLOOR 4: 19 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 3 m²
 TOTAL: 81 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.