





# FOR STARTERS



OFFERS IN EXCESS OF  
£199,950

## MAIN COURSE

Situated in the heart of Stratford-upon-Avon, just stone's throw from the town centre and train station, this bright and spacious split-level apartment offers two double bedrooms and a wealth of desirable features, such as dining kitchen, balcony, tandem garage and parking. Available for sale with No chain, the apartment requires some general cosmetic work throughout meaning you can add your own stamp to the property.

Upon entering, you are greeted by a secure entry door leading to a communal hallway, with stairs ascending to the second floor where the apartment is situated. The large entrance hallway has an entry phone system, stairs rising to the bedrooms and doors leading to the lounge, dining kitchen and bathroom.

The lounge is a light-filled room with a Velux roof window and a low-level window to the front. There is plenty of space in here for two large sofas, making it the perfect space in which to sit and relax.

Adjacent to the lounge is the dining kitchen which is fitted with a range of wall and base units providing ample storage along with an integrated electric oven with hob and space for a washing machine and dishwasher. You can easily fit a large table in the dining area, ideal for when entertaining friend and family.

Completing this floor is the main bathroom which is fitted with a panelled bath with shower over, wash hand basin and a WC. There





is also a large storage cupboard which houses the gas combination boiler and provides a useful space to store items such as an ironing board and Hoover.

Upstairs, there are two generously sized double bedrooms, both equipped with fitted wardrobes to maximise storage. Bedroom one offers a fitted double wardrobe and access to a delightful balcony boasting southerly views over the picturesque Stratford skyline. Bedroom two easily accommodates a double bed with room for freestanding wardrobes.

Outside, there is a communal courtyard and a generous tandem garage with power and light, providing secure parking and additional storage.

The property is leasehold with a term of 999 years expiring on 24th December 2981.

# KEY INGREDIENTS



Tenure  
Leasehold



Council Tax  
Band - D



EPC  
Band - C



South Facing



Mains Services  
Gas, Electric,  
Water



Heating System  
Gas Central Heating



Stratford Primary  
School

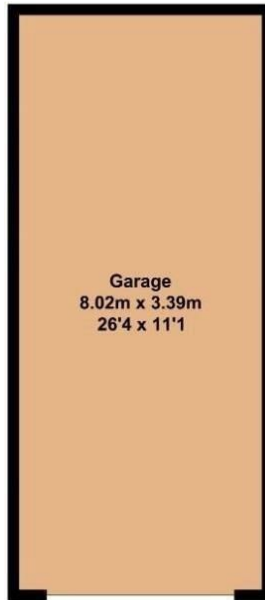
WHY NOT TAKE  
A LOOK INSIDE?  
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**Total Approx. Floor Area 105.3 Sq.M. (1133 Sq.Ft.)**

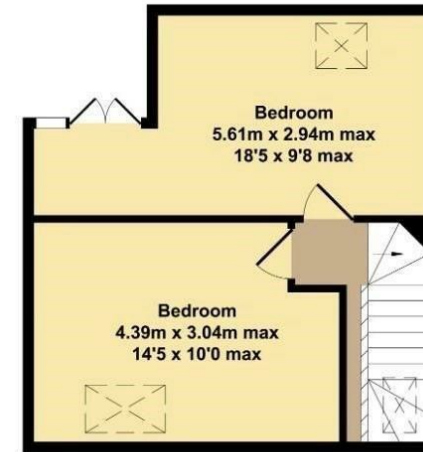
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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



Garage  
Approx. Floor  
Area 27.18 Sq.M.  
(293 Sq.Ft.)



Ground Floor  
Approx. Floor  
Area 47.95 Sq.M.  
(516 Sq.Ft.)



First Floor  
Approx. Floor  
Area 30.17 Sq.M.  
(325 Sq.Ft.)

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