





# FOR STARTERS



OFFERS IN EXCESS OF  
£245,000

## MAIN COURSE

Located in a prestigious spot, this 2-bedroom ground floor apartment offers a lifestyle of convenience to the town centre and all of its amenities and tranquillity. Situated within walking distance of the vibrant heart of Stratford-upon-Avon, this apartment boasts a location that is not just sought-after, but exceedingly rare. Set back from a tree-lined avenue, the apartment sits within a gated development with a feeling of calm and privacy. With only five apartments in total, the privilege of number 4 lies in its unique position at the end of the row, boasting its own front door.

You enter into a welcoming hallway. On the right-hand side, a well-appointed kitchen awaits with an array of cupboards and a good amount of worktop space. Turning to the left, a versatile room presents itself - the second bedroom. While comfortably accommodating a single bed, its dimensions also make it an ideal study space. A double bed can also be accommodated if required.

Along the hallway, the master bedroom is situated at the rear of the apartment. This spacious double room is graced by a floor-to-ceiling window which frames a splendid view of the communal garden, and beyond this a field view, which is Green Belt land.

The comfortable lounge diner is a relaxing space that mirrors its tranquil view. Large windows and a conveniently placed patio door further connects this indoor haven to the outdoors, creating a seamless transition between living spaces. Blending the outside world





harmoniously with the comforts of home.

The bathroom in its neutrality and pristine presentation, boasts a three-piece suite. The inclusion of a shower and a vanity unit under the sink further enhances its functionality.

Within the gated development you will also have the benefit of off street parking within the grounds, a rare find when situated so close to the town centre.

This remarkable apartment would make a perfect first purchase, a tranquil retreat, a well-considered downsize or a savvy investment; it really is a rarity being just moments away from the bustling town centre amenities, inviting canal, riverside strolls and The Welcombe Hills Park. Do not delay as opportunities such as these do not come by very often!



# KEY INGREDIENTS



Tenure  
Leasehold -



Council Tax  
Band - C



EPC  
Band - C



East



All mains services  
connected



Heating System  
Mains Gas



St Gregory's Primary  
Thomas Jolyffe Primary

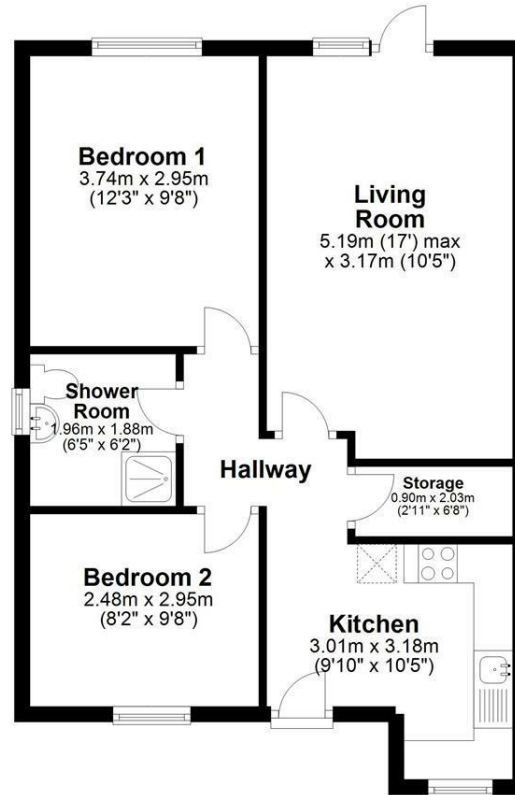
WHY NOT TAKE  
A LOOK INSIDE?  
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## Ground Floor

Approx. 53.4 sq. metres (575.2 sq. feet)



Total area: approx. 53.4 sq. metres (575.2 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.

Plan produced using PlanUp.

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