





# FOR STARTERS



OFFERS IN EXCESS OF  
£165,000

## MAIN COURSE

This two-bedroom ground-floor apartment offers an excellent combination of well balanced living spaces and convenience, all within easy walking distance of the historic Stratford-upon-Avon town centre, train station, and a variety of retail facilities.

Upon entering, a well-presented communal area takes you into a spacious hallway complete with an intercom system for convenience. The accommodation includes two well-proportioned bedrooms, one of which is a spacious double. The dual-aspect lounge and dining area provide a bright and airy space, perfect for relaxation and entertaining.

The modern kitchen is thoughtfully designed with easy-to-maintain flooring, stylish black butcher-style tiling, and high-gloss black units. A generous amount of cupboards and worktop space is available, and the included freestanding appliances—a fridge/freezer, dishwasher, and washing machine—complement the contemporary colour scheme.

The bathroom features a white suite with a shower over the bath, tasteful partial tiling, and a heated towel rail, all presented in a neutral style for broad appeal.

Externally, the property benefits from an allocated off-road parking space. Its prime location ensures superb access to Stratford-upon-Avon's amenities, including nearby retail parks, supermarkets, and a well-connected bus route. This apartment is an ideal choice for







first-time buyers, those looking to downsize, investors, or anyone seeking a convenient bolt hole.

Offered with NO ONWARD CHAIN

# KEY INGREDIENTS

 Tenure  
Leasehold

 Council Tax  
Band - C

 EPC  
Band - D

 N/A

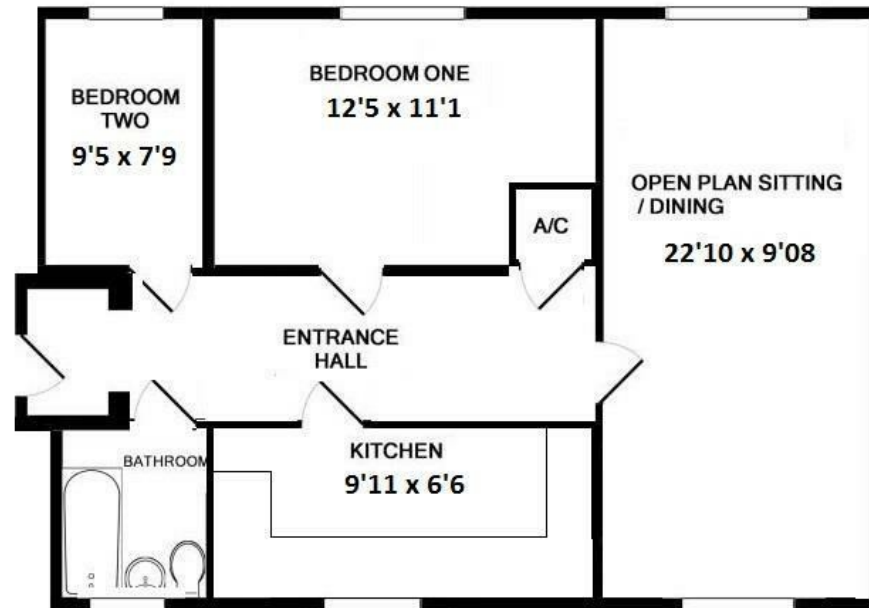
 Mains Electric &  
Drainage

 Electric Heating System

  
Walking Distance of  
Town Centre & Train  
Station

**WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222**





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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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