



FOR STARTERS



OFFERS IN EXCESS OF
£230,000

MAIN COURSE

Welcome to this charming and stylishly designed 2 double bedroomed apartment located in the heart of historic Stratford-upon-Avon, just a stone's throw away from Shakespeare's birthplace. You couldn't ask for a better location, as this property is nestled right in the town centre, with all the amenities and entertainment options right at your fingertips.

Not only does this apartment offer the convenience of being close to the town centre, but it also provides easy access to beautiful riverside and canal walks, as well as a short distance away the serene Welcome Hills conservation ground - perfect for nature enthusiasts and those seeking a tranquil retreat.

Situated within a secure gated development with allocated parking at the rear, this purpose-built block of just 15 apartments ensures a sense of community and privacy. As you enter the hallway, you'll be impressed by the high standard of refurbishment throughout the entire property, evident in its stylish thoughtful touches.

The living area is an inviting open plan space, seamlessly integrating the modern kitchen, dining area and lounge. Whether you're hosting a dinner party or simply relaxing with family and friends, the spacious layout ensures you won't have to compromise on comfort or functionality. The kitchen area is a delightful feature, boasting a light soft grey hi-gloss finish and integrated appliances, including an induction hob, oven, overhead extractor, washing machine, dishwasher and fridge freezer - a truly well-designed space that balances practicality with elegance.

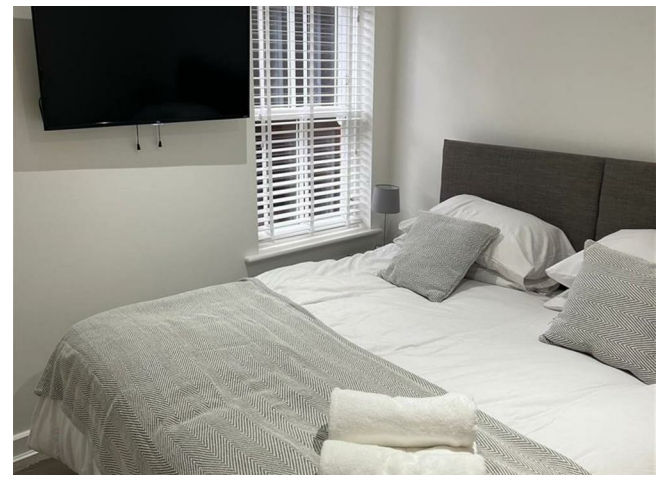
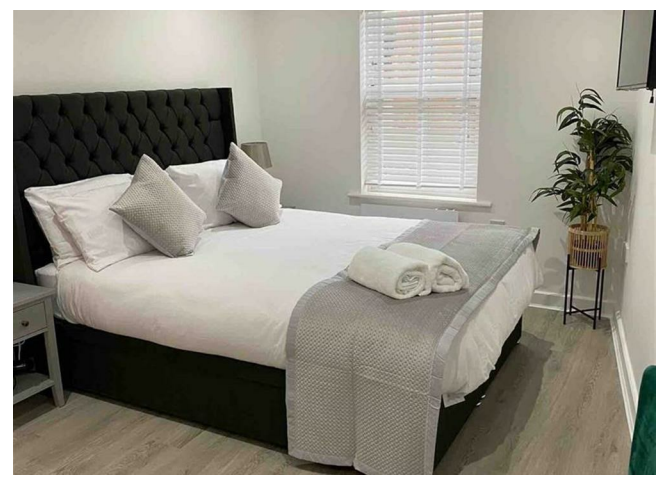
One of the major highlights of this apartment is the presence of two double bedrooms, making it ideal for sharing or accommodating guests. Both bedrooms maintain the same high standards of decoration found



throughout the property, ensuring a comfortable and inviting atmosphere. The master bedroom also offers the convenience of built-in wardrobes and a generously sized en-suite, complete with a double shower, neutral decor, vanity unit and a heated towel rail. Additionally, a good-sized family bathroom with a shower over the bath provides further convenience and storage.

Perfectly set up for versatile living, this property is currently operating as an Airbnb, with yield figures available upon request. However, it also presents a fantastic opportunity for long-term lets, making it an excellent first purchase or a cosy downsizing option for those who wish to enjoy all the towns amenities just a short distance away.

Don't miss out on this wonderful opportunity! Call now to reserve your viewing appointment and discover this stylish apartment in a superbly convenient location.



KEY INGREDIENTS



Tenure
Leasehold



Council Tax
Band - C



EPC
Band - C



South



Mains Electric,
Water & Drainage



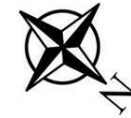
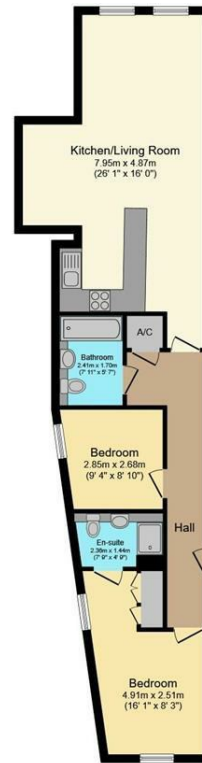
Heating System
Electric Warm Air



Thomas Jolyffe
Primary

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





Floor Plan

Floor area 71.4 sq.m. (769 sq.ft.) approx

Total floor area 71.4 sq.m. (769 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.
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