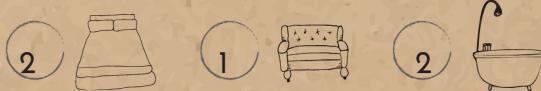




  
**EDWARDS**  
ESTABLISHED 2002  
- 36 -

**DARLOW DRIVE**  
**STRATFORD-UPON-AVON CV37 9DG**

# FOR STARTERS



ASKING PRICE  
£235,000

## MAIN COURSE

This spacious and beautifully presented two double bedroom apartment occupies the top floor of a small, well-maintained block of just six properties in a highly sought-after location in Stratford. With its elevated position and abundance of natural light, the property has a real penthouse feel, offering a wonderful sense of space and privacy. Perfectly suited to first-time buyers, downsizers or investors, it combines generous accommodation with an exceptional setting, just a short walk from the town centre and train station.

As you enter the apartment, the sense of space is immediately apparent. The welcoming hallway leads through to a stunning lounge and dining area that runs the full length of the property, with windows at both ends creating a bright and airy atmosphere. Measuring just over 21 feet, this impressive room provides ample space for both a comfortable seating area and a large dining table, making it ideal for entertaining or relaxing at home. The kitchen is presented in excellent condition and fitted with a full range of integrated appliances. There is extensive worktop space and plenty of storage.

Both bedrooms are generous doubles, offering flexibility for sharers or those looking for a guest room or home office. The main bedroom benefits from a stylish en-suite shower room with a large walk-in shower, while the main bathroom features a contemporary white suite with a bath. The hallway also provides two large storage cupboards, one currently used as a pantry, with an additional storage area available in the communal hallway.

Outside, the property enjoys access to a beautifully maintained communal garden with a lawned area, as well as an allocated parking space and a garage complete with power and lighting.



Combining light-filled interiors, spacious rooms and a premium top-floor position, this delightful apartment offers the perfect blend of comfort, style and convenience in one of Stratford's most desirable residential areas. Early viewing is highly recommended.

The property has approximately 105 years remaining on the lease, with an annual service charge of approximately £3,000 and a ground rent of £125 per year. Please note that this charge may be reviewed and varied by the management company in accordance with the terms of the estate management agreement. This should be verified by the purchaser with their conveyancer prior to exchange of contracts.

## KEY INGREDIENTS



Tenure  
Leasehold



Council Tax  
Band - D



EPC  
Band - C



Mains Gas, Electric,  
Water, Drainage



Stratford High School

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



Darlow Drive

Total Approx. Floor Area 96.46 Sq.M. (1038 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.



Approx. Floor  
Area 1038.28 Sq.M.  
(96.46 Sq.Ft.)

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