

EDWARDS

ESTABLISHED 2007

PADUA, WARWICK COURT
STRATFORD-UPON-AVON CV37 6YQ

FOR STARTERS

2 1 1

OFFERS IN EXCESS OF £265,000

MAIN COURSE

We are delighted to present this exceptional two double bedroom top floor apartment, perfectly positioned just off the Maidenhead Road and only a few minutes' stroll from the town centre.

Arguably one of the finest examples of its type, this beautifully renovated home offers stylish, turnkey living that will appeal to a wide range of buyers – from first-time purchasers and downsizers to investors or those seeking a secure lock-up-and-leave.

Offered to the market with no onward chain, the property enjoys a prime south-facing position with delightful views over the canal. The current owners have thoughtfully taken the apartment back to brick and refurbished it to an extremely high specification, creating a home that feels brand new throughout.

The heart of the property is the stunning open plan living kitchen dining space, finished to an exceptional standard and complemented by high-end integrated appliances. Bifold doors from the lounge open onto a private south-facing balcony, flooding the space with natural light and providing the perfect spot to relax and enjoy the outlook.

Further benefits include fully ducted air conditioning throughout, premium Kardean flooring with soundproofed underlay, and superb storage solutions. There is direct access to a boarded loft space with lighting, along with two large built-in cupboards in the bedrooms, plus an additional storage cupboard in the hallway, ensuring practicality matches style.

The contemporary bathroom is beautifully appointed with a modern suite and a generous walk-in shower with frameless glass, continuing the high-quality finish found throughout the home.







The property also benefits from a long lease of 934 years with a share of freehold and a reasonable service charge of approximately £1,800 per annum. Parking is available on Warwick Court, a private road with plentiful spaces, and residents can enjoy well-maintained communal gardens laid to lawn.

This is a rare opportunity to acquire a truly turnkey apartment in a highly sought-after location. Early viewing is strongly recommended.

Disclaimer: The charges stated are approximate and for guidance only. It is subject to change and should be verified by the purchaser with their conveyancer prior to exchange of contracts.

KEY INGREDIENTS

Tenure
Leasehold - Share of

Council Tax
Band - C

EPC
Band - D

South Facing Communal Garden

Mains Electric, Water & Drainage

Heating System
Vantage Electric Wall Heaters

St Gregory's Primary School

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



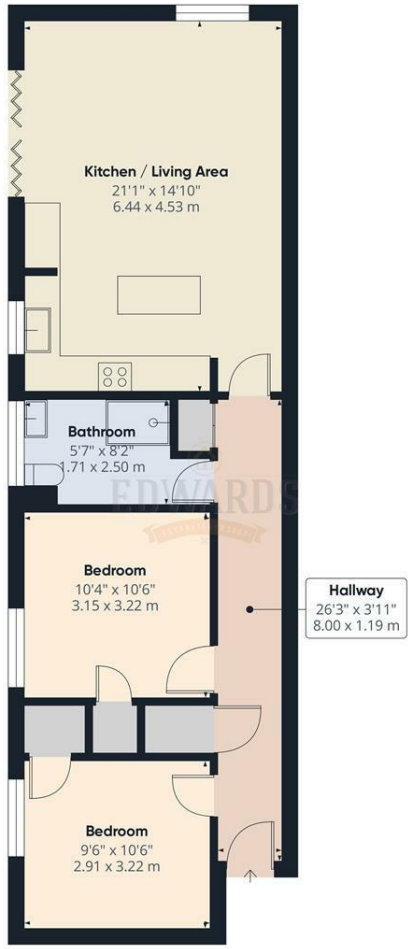












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Approximate total area(1)

716 ft²

66.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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