



FOR STARTERS



ASKING PRICE
£235,000

MAIN COURSE

Located on the top floor of an attractive and well-maintained development of just six apartments, this generously sized two-bedroom home enjoys a peaceful setting within one of Stratford-upon-Avon's most desirable residential areas. The elevated position allows for an abundance of natural light throughout, creating a bright and airy feel, while also offering a greater sense of privacy. The property is ideally suited to first-time buyers, those looking to downsize, or investors, and is conveniently positioned within walking distance of the town centre and railway station.

The accommodation is accessed via a welcoming entrance hallway, which immediately highlights the spacious nature of the apartment. The main living area is particularly impressive, with a large lounge and dining space stretching across the full width of the property. With windows at either end, the room is flooded with natural light, creating a comfortable and versatile space with plenty of room for both relaxing and entertaining.

The kitchen is well presented and offers a range of fitted units along with integrated appliances. There is ample worktop space and storage, making it a practical and functional area for everyday use.

Both bedrooms are well-proportioned doubles, offering flexibility for a variety of lifestyles, whether used as sleeping accommodation, a guest room, or a home office. The principal bedroom benefits from its own en-suite shower room featuring a generous walk-in shower, while the main bathroom is fitted with a modern suite including a bath. In addition, there are two useful storage cupboards located off the hallway.

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Outside, residents can enjoy a well-maintained communal garden, mainly laid to lawn, providing a pleasant outdoor space. The property also benefits from an allocated parking space, as well as a garage complete with power and lighting, ideal for additional storage or secure parking.

Offering spacious accommodation, plenty of natural light, and a highly convenient location, this top-floor apartment presents an excellent opportunity for a range of buyers. Early viewing is strongly recommended to fully appreciate what this property has to offer.

The property has approximately 130 years remaining on the lease. The annual service charge is circa £3,000, with a ground rent of £125 per annum. These figures may be subject to change and should be verified by the purchaser's solicitor prior to exchange of contracts.



KEY INGREDIENTS

 Tenure
Leasehold

 Council Tax
Band - D

 EPC
Band - C

 N/A

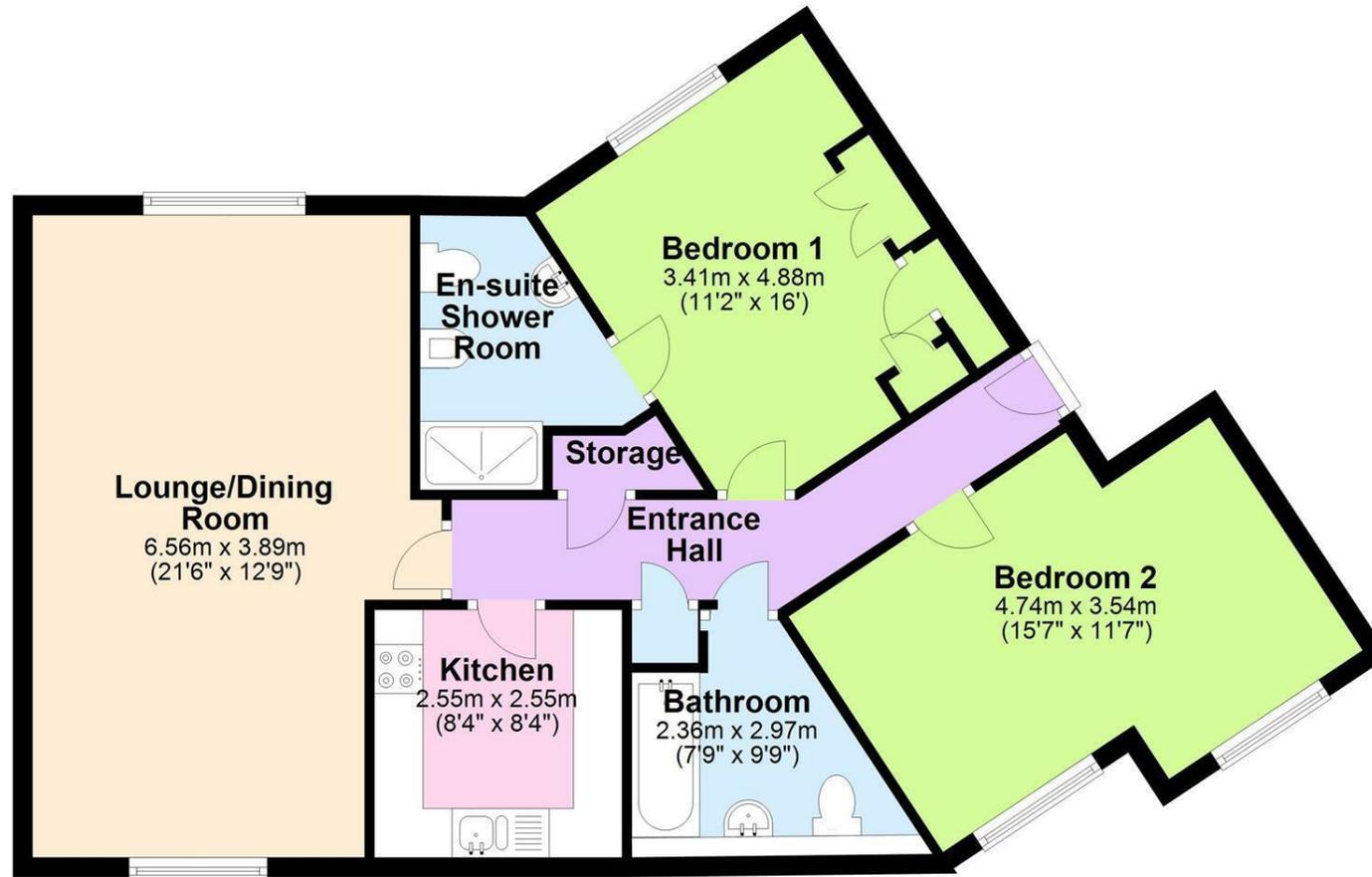
 Mains Gas, Electric,
Water Drainage

 Gas Central Heating


Stratford High School

WHY NOT TAKE
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Approx. 78.6 sq. metres (846.3 sq. feet)



Total area: approx. 78.6 sq. metres (846.3 sq. feet)

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