



FOR STARTERS



OFFERS IN EXCESS OF
£177,000

MAIN COURSE

A fantastic opportunity for first-time buyers, investors, or those seeking a convenient pied-à-terre, this immaculate and spacious two-bedroom top floor apartment enjoys a highly desirable location within easy reach of Stratford-upon-Avon town centre.

Positioned in an incredibly convenient setting, the property benefits from an excellent range of amenities right on its doorstep, including Maybird Retail Park, several supermarkets, and both Stratford-upon-Avon and Stratford Parkway railway stations, all within comfortable walking distance. For those travelling further afield, excellent road networks and motorway connections are also easily accessible.

Well maintained and neutrally decorated throughout, the apartment offers bright, airy accommodation with an abundance of natural light. An extended entrance hallway creates an immediate sense of space upon arrival, while the generous dual-aspect living and dining room provides an inviting environment for both relaxation and entertaining. A Juliet balcony enhances the room further, allowing light to flood in and creating a pleasant open feel.

The adjoining kitchen is accessed via an archway from the living space, creating a sociable layout that is ideal for entertaining guests or keeping an eye on younger family members while preparing meals.

A particular advantage of this apartment is that both bedrooms are genuine doubles, making it equally appealing to owner-occupiers and



investors alike. The principal bedroom benefits from a well-appointed en-suite shower room, while the family bathroom is fitted with a three-piece suite and offers excellent proportions.

Externally, the property benefits from an allocated parking space, conveniently visible from within the apartment, together with ample on-street parking available nearby for visitors.

Offered for sale with no onward chain, this is a superb home in a highly convenient location and an excellent opportunity not to be missed.



KEY INGREDIENTS



Tenure
Leasehold



Council Tax
Band - C



EPC
Band - D



N/A



Mains Electric,
Water, Drainage

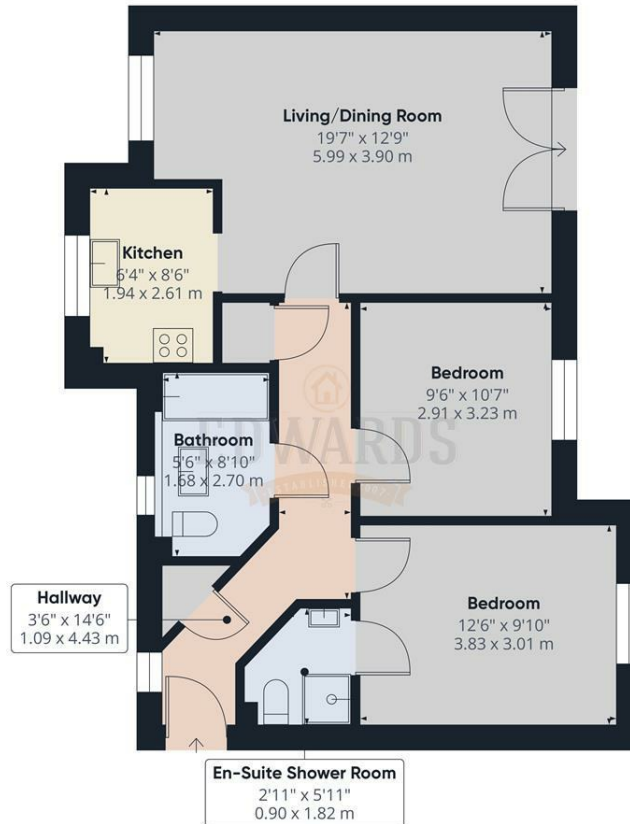


Electric Storage Heaters



Stratford High

WHY NOT TAKE
A LOOK INSIDE?
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Approximate total area⁽¹⁾
691 ft²
64.1 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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