



FOR STARTERS



OFFERS IN EXCESS OF
£250,000

MAIN COURSE

Stunning Two-Bedroom First Floor Apartment | Town Centre Location | No Onward Chain | Allocated Parking!! The current owners are also happy to offer the property fully furnished, with all furniture included, for £260,000.

Situated in the very heart of Stratford-upon-Avon, this beautifully presented two-bedroom first floor apartment offers an exceptional opportunity to enjoy town centre living at its finest. Offered to the market with no onward chain, an allocated parking space, and generous accommodation throughout. Whether you're looking for a stylish lock-up-and-leave, a buy-to-let investment, your first home, or somewhere to enjoy the convenience of having everything Stratford has to offer on your doorstep, this property ticks all the boxes.

Occupying the full width of the building on the first floor, the apartment immediately impresses with its spacious and welcoming entrance hall, setting the tone for the generous accommodation found throughout.

To one end of the apartment is a superb dual-aspect open-plan kitchen and dining room, flooded with natural light from windows on two elevations. Beautifully presented, the kitchen offers a comprehensive range of contemporary wall and base units, integrated appliances and ample worktop space, while the generous dining area comfortably accommodates a family dining table, making it an ideal space for both everyday living and entertaining.

The separate living room is equally impressive, providing a bright and comfortable space to relax. A beautiful walk-in bay window creates an attractive focal point whilst allowing natural light to pour into the room, enhancing the sense of space.

Both bedrooms are well-proportioned and thoughtfully designed. The principal bedroom benefits from an extensive range of Sharps fitted wardrobes and bedroom furniture, providing excellent storage. The second bedroom is another excellent size, currently accommodating a single bed, fitted wardrobes and matching fitted cupboards, making it perfect as a guest bedroom, home office or nursery.

Completing the accommodation is a recently refitted shower room, finished to a superb contemporary standard. Featuring a generous walk-in shower, modern vanity storage and



quality fixtures and fittings, this luxurious room has been designed with both style and practicality in mind.

Externally, the property benefits from a valuable allocated parking space, together with access to a secure communal bike store and bin store, adding further convenience for modern living.

The location is simply outstanding. Positioned just a stone's throw from Shakespeare's Birthplace, the apartment enjoys immediate access to Stratford-upon-Avon's vibrant array of cafés, restaurants, bars, boutique shops, theatres and beautiful riverside walks. Everything the town has to offer is quite literally on your doorstep.

Apartments of this quality, in such a prime central location, rarely become available. Combining spacious accommodation, modern presentation, allocated parking and no onward chain, this is a wonderful opportunity that must be viewed to be fully appreciated.

KEY INGREDIENTS



Tenure
Leasehold



Council Tax
Band - B



EPC
Band - TBC



N/A



Mains Gas, Electric,
Water, Drainage



Gas Central Heating



Stratford High

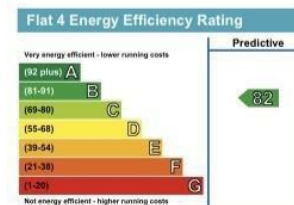
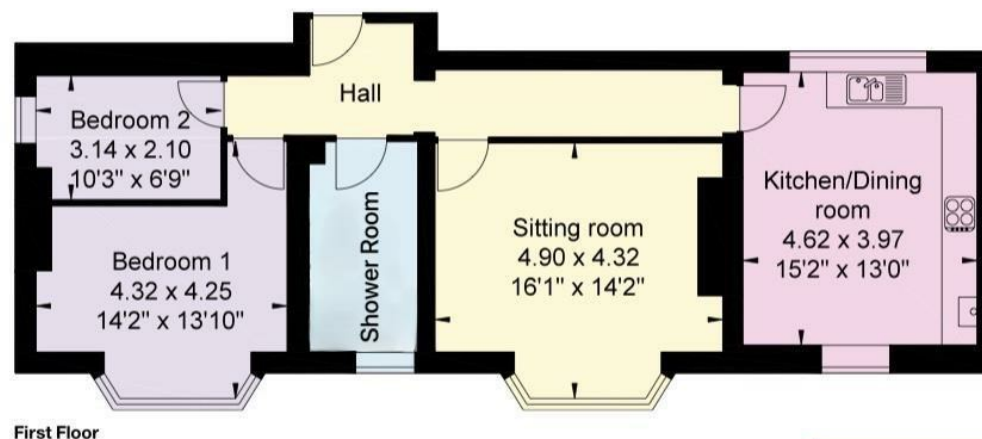
WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
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Falstaff House

Approximate Gross Internal Floor Area:
80 sqm (861 sqft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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