EDWARDS

ESTABLISHED 2007

# ST. JOHNS COURT
# STRATFORD-UPON-AVON CV37 9AD

# FOR STARTERS

2 1 1

## GUIDE PRICE

## £185,000

# MAIN COURSE

This beautifully renovated two double bedroom ground floor apartment is a testament to high-quality craftsmanship and modern living.

Every detail has been meticulously upgraded, including electric heaters, sound insulation in the ceilings, and enhanced electrics. The stylish refit of the kitchen and bathroom complements the solid oak internal doors throughout, adding a touch of luxury. The main bedroom now boasts fitted wardrobes, and fitted blinds have been added to all the windows, ensuring that no expense has been spared. This is a true 'move-in ready' home where you can simply unpack, put the kettle on, and relax.

Situated on a no-through road, the apartment is in a prime location, within easy walking distance to the town centre. Offered for sale with no onward chain, it's ideal for a wide range of buyers.

All rooms lead off a central hallway, with bi-fold doors opening into a large, bright lounge. Full-height windows flood the room with light, and a feature electric fireplace adds a modern focal point. The kitchen is fitted with sleek grey units, integrated appliances including an oven, hob, fridge freezer, and dishwasher, with a cooker hood for ventilation. An archway leads to a utility area, providing space and plumbing for a washing machine, keeping the kitchen neat and functional.

Both double bedrooms overlook the peaceful communal gardens, with the main bedroom benefiting from fitted wardrobes. The contemporary bathroom is equipped with a white suite, featuring a bath and shower overhead for added convenience.

Outside, the property includes a garage en bloc with an up-and-over door, communal parking, and access to secure communal gardens, mainly laid to lawn. The gardens are accessible via a secure gate, providing a quiet retreat to enjoy. This apartment offers a rare blend of modern upgrades, comfort, and location, making it a fantastic opportunity for any buyer.

We have been advised by the seller the lease was registered in 1963 with 999 years on the lease, making it 936 years remaining.

## KEY INGREDIENTS

Tenure
Leasehold

Council Tax
Band - C

EPC
Band - E

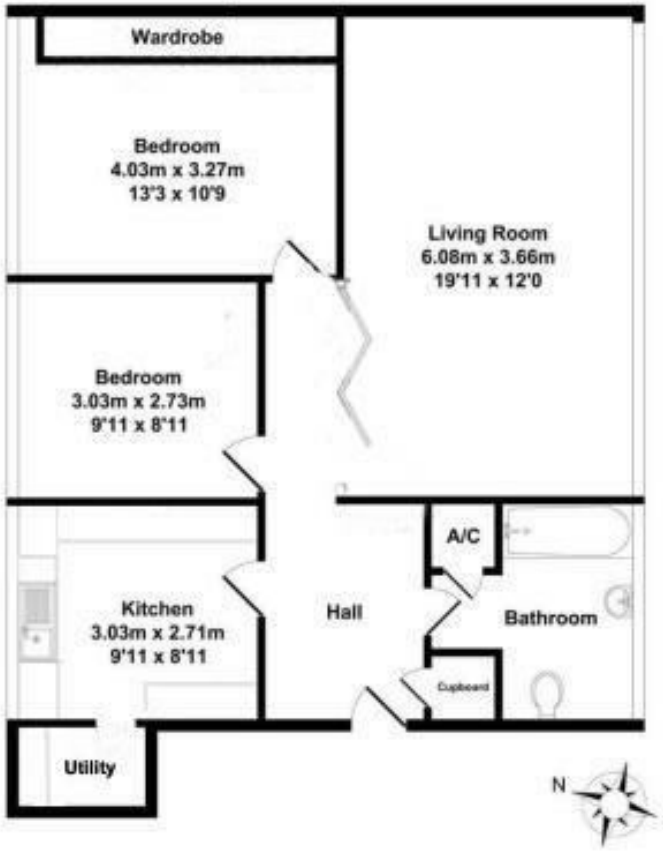
North

Mains Electric,
Water & Drainage

Heating System
Electric Radiators

Stratford Primary

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




Total Approx. Floor Area 71.17 Sq.M. (766 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.

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