



Connells

Wellington Avenue
Meon Vale STRATFORD-UPON-AVON

Wellington Avenue Meon Vale STRATFORD-UPON-AVON CV37 8WD

for sale offers over
£170,000



Property Description

A well-presented two-bedroom upper floor apartment, ideally located in the popular Meon Vale development. This modern home offers comfortable and convenient living, perfect for first-time buyers or investors.

The property comprises a spacious open-plan living area with a contemporary kitchen, two good-sized bedrooms, and a stylish bathroom. Situated close to local shops and amenities, and surrounded by scenic walking routes, this apartment blends modern living with a touch of the outdoors.

With allocated parking and excellent transport links nearby, this is a fantastic opportunity not to be missed.

Entrance Hall

Two storage cupboards.

Lounge

16' 2" x 16' 1" (4.93m x 4.90m)

Two double-glazed windows. Wall mounted radiator. Archway leading through to kitchen.

Kitchen

8' 2" x 8' 1" (2.49m x 2.46m)

Laminated flooring and work surfaces. Combi boiler. Complimentary upstand. Space for washing machine, fridge freezer and dryer. Stainless steel sink and drainer. Double-glazed window. Electric oven. Gas hob.

Bedroom One

10' 1" x 10' 1" (3.07m x 3.07m)

Wall mounted radiator. Double-glazed window to front elevation.

Bedroom Two

8' 2" x 7' 1" (2.49m x 2.16m)

Double-glazed window to rear elevation. Wall mounted radiator.

Bathroom

Part-tiled walls. Laminate flooring. Wash hand basin. Low level W/C. Storage. Shaver's point. Wall mounted radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: B

Council Tax
 Band: B

Service Charge:
 1270.62

Ground Rent:
 180.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108199

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: STR108199 - 0006