



Connells

3 Avonview Shipston Road
Stratford-Upon-Avon



Property Description

Charming One-Bedroom Ground Floor Apartment in the Heart of Stratford-upon-Avon.

Ideally located in the centre of Stratford-upon-Avon, this well-presented one-bedroom ground floor apartment offers the perfect blend of town centre convenience and comfortable living. Just a short walk from an array of shops, pubs, restaurants, and the historic town's many attractions, the property is perfectly positioned for those looking to enjoy all that this vibrant area has to offer.

The apartment features a spacious living area, a well-equipped kitchen, a double bedroom, and a modern bathroom. With its own allocated parking space and ground floor access, it provides an ideal opportunity for first-time buyers or investors seeking a strong rental yield in a sought-after location.

Offered with no onward chain, this property presents a rare chance to own a centrally located home in one of Warwickshire's most desirable towns.

Entrance Porch

Communal hall. Spotlighting. Door to number 3. Stairs leading to upper floor flats.

Entrance Hall

Doors leading through to all rooms. Wall mounted radiator. Storage. Entry com.

Lounge

22' 1" x 15' 1" (6.73m x 4.60m)

Two wall mounted radiators. Open plan kitchen. Double-glazed window to front elevation.

Kitchen

Spotlighting. Laminated work surfaces. Stainless steel sink and drainer. Boiler. Space for dishwasher and fridge/freezer. Wine rack. Electric oven and hob. Complimentary upstand.

Bedroom

16' 1" x 8' 1" (4.90m x 2.46m)

Double-glazed window. Wall mounted radiator. Built-in wardrobe.

Bathroom

Storage with space for washing machine. Low level W/C. Wash hand basin. Bath with shower over. Chrome heated towel rail. Part-tiled walls. Shaver's point. Laminate flooring.

Parking

Gated with two parking spaces in tandem.

Services

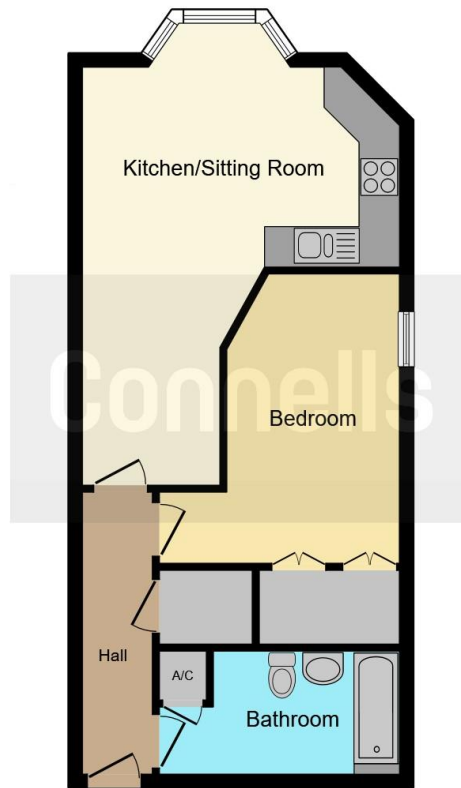
£1600 per annum for ground rent and service charges.

108 years remaining on the lease.









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

T 01789 266204
E stratforduponavon@connells.co.uk

11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1650.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108151

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. 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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