



**Connells**

Wellington Avenue  
Meon Vale STRATFORD-UPON-AVON



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

for sale offers over  
**£150,000**



## Property Description

A spacious and well-presented first floor apartment located on the popular new development of Meon Vale approximately 6 miles from Stratford upon Avon. Comprising of an entrance hall, open plan lounge/diner/kitchen fitted with a modern range of cabinets and work surfaces, two bedrooms and a bathroom. Outside there is an allocated parking space and the property is not far from the amenities that Meon Vale has to offer.

## Location

Meon Vale is a modern development approximately six miles from Stratford upon Avon and is a very popular, vibrant mixed use village within its own right. There is a range of modern housing interspersed with open land and childrens play areas and the site offers a shop, leisure centre and community hall. The closest established villages are Lower Quinton and Long Marston. For the more active, the delightful Green Way cycle path leads into Stratford upon Avon.

## Entrance Hallway

Carpeted with doors to the lounge diner, both bedrooms and the bathroom. Also with two storage cupboards.

## Lounge Diner

22' 5" max x 15' 7" max ( 6.83m max x 4.75m max )  
Having laminate flooring, a window to the side aspect, with a wall mounted radiator, television point and telephone point and a storage cupboard housing the gas boiler.

## Kitchen

Fitted with a range of wall mounted and base kitchen cabinets with work surfaces over, an inset stainless steel sink unit. With an electric hob, electric oven, space and plumbing for a washing machine, dishwasher and space for a

fridge freezer.

## Bedroom One

10' 3" max x 10' 1" min ( 3.12m max x 3.07m min )

Having a window to the front and side aspect, a wall mounted radiator and TV socket.

## Bedroom Two

12' 11" x 9' 9" ( 3.94m x 2.97m )

Having windows to the front and side aspect, a wall mounted radiator and TV socket.

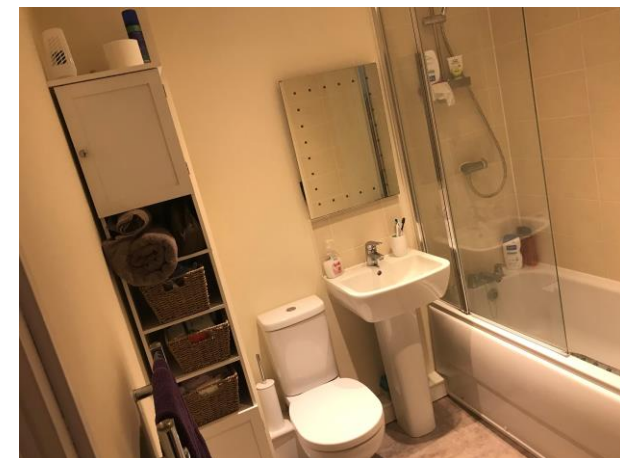
## Bathroom

Comprising W.C, pedestal wash basin and bath with mixer taps and shower over. With an extractor fan, part tiled walls, chrome heated towel radiator.

## Parking

There is one allocated parking space for the apartment to the side of the building with further visitor parking spaces available.





To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/ref-STR105531](https://connells.co.uk/Property/ref-STR105531)**

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

Tenure: Leasehold



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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