



Description

Step inside this charming two-bedroom duplex and be captivated by its spacious layout and convenient location. Situated within walking distance of Stratford-upon-Avon's town centre, theatres, shops, and restaurants, this first/second floor gem offers the best of both worlds: a tranquil retreat and easy access to the town's vibrant heart. And, there's no onward chain, allowing you to move in and enjoy it quickly!

Upon entering through the communal front door and climbing the stairs, your private door welcomes you. Inside, a hallway unfolds, providing access to a handy ground-floor shower room; perfect for guests or a quick freshen-up after a walk. A large storage cupboard is also tucked away here, ideal for keeping clutter at bay.

Moving forward, you'll be greeted by a light-filled and spacious lounge/diner. The beautiful bay window bathes the room in natural light, creating a perfect spot to relax or entertain. The adjoining kitchen is fully equipped with modern appliances, ample storage space, and a window for ventilation.

Upstairs, two well-proportioned double bedrooms offer comfortable living, each equipped with built-in wardrobes for added convenience. A stylish bathroom completes the comfortable accommodation.

One of the highlights of this property is the allocated parking for two cars at the rear, a true gem in the town centre. Gated pedestrian access leads to the tramway footpath, offering a convenient and scenic route into the heart of



- NO ONWARD CHAIN
- Fabulous Duplex Apartment
- 2 Bathrooms
- Amazing Lounge/Diner with Bay Window
- 2 x Allocated Parking Spaces
- Direct Gated Access to Tramway Footpath
- 2 Bedrooms
- Built in Wardrobes
- Kitchen with Appliances

Stratford-upon-Avon.

Additional Information

We are informed by the vendor that the property is leasehold with 107 years remaining on the lease (as of February 2024). We are advised that there is an annual ground rent of £99 and an annual service charge of approximately £2200.00.

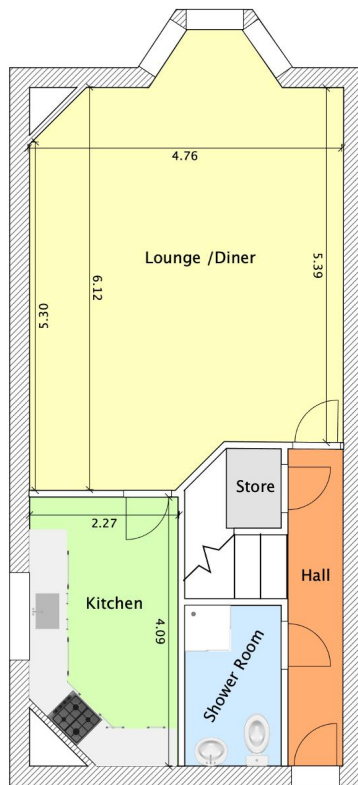
All information should be checked by your solicitor prior to exchange of contracts.
Council Tax Band C with Stratford on Avon District Council



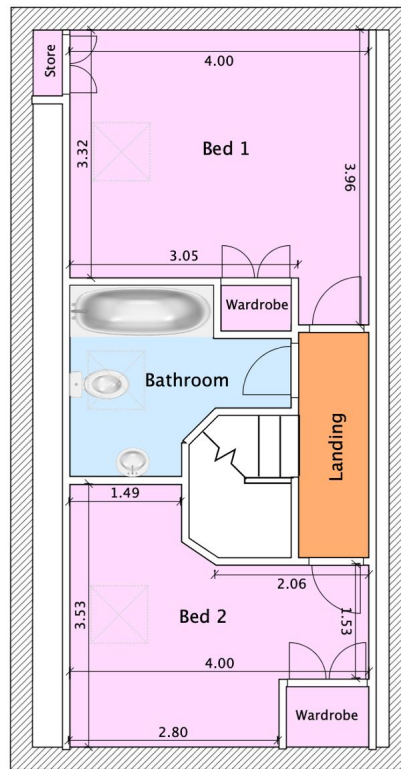
Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







FIRST FLOOR
Indicative floor plans for illustration purposes only



SECOND FLOOR
Indicative floor plans for illustration purposes only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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