



Kennedys



2 Bed Duplex Apartment | Ely Street, Stratford upon Avon | £490,000

Description

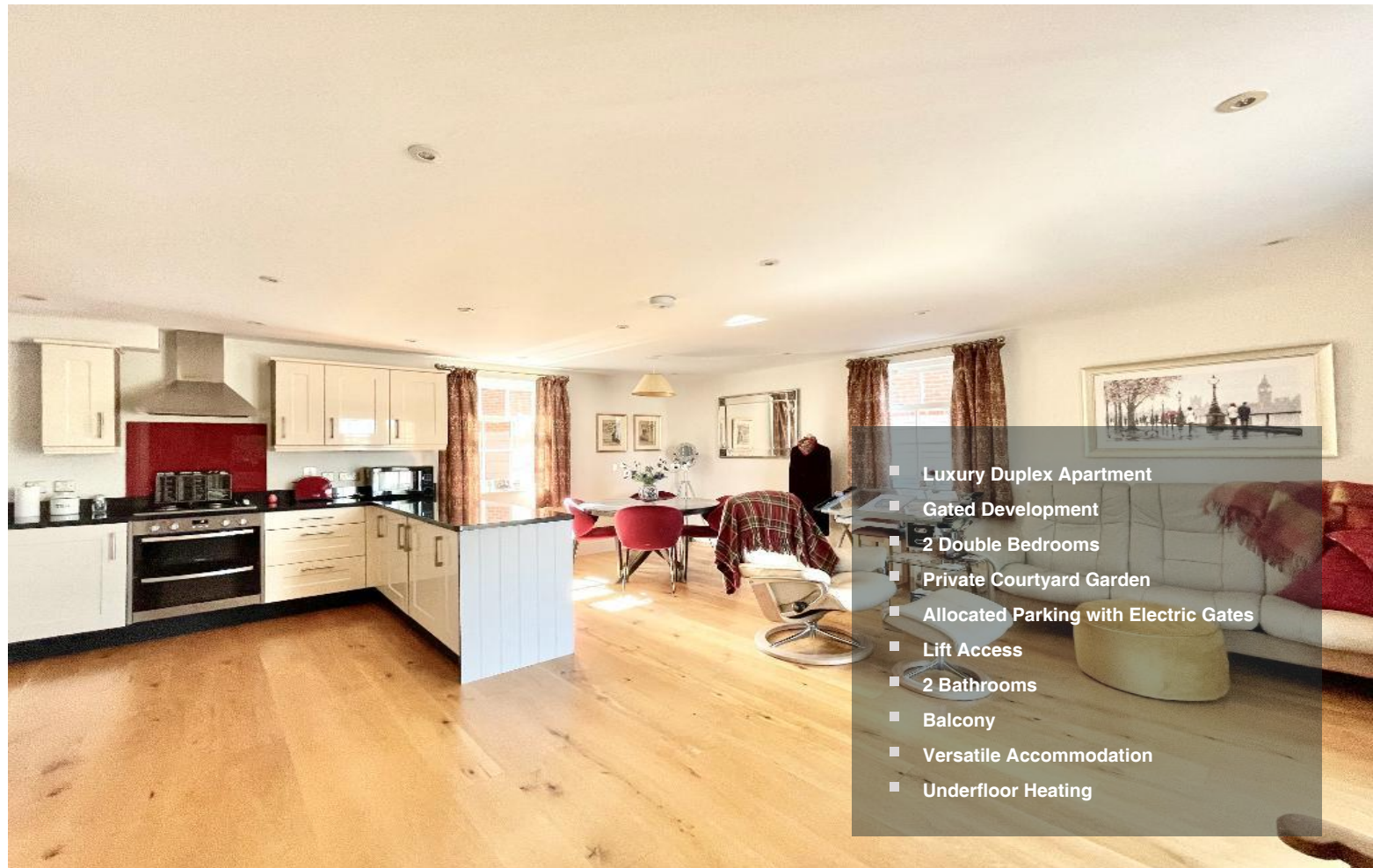
Welcome to a truly unique and luxurious duplex apartment situated in the heart of Stratford upon Avon town centre. This exceptional residence on the ground and first floors of a purpose-built apartment block, offers a distinctive living experience with remarkable versatility.

The ground floor features a spacious and adaptable room currently used as a lounge by the owners. This area can easily be a large bedroom or a functional home office, catering to your personal needs. Adjacent to this room is a sophisticated dressing room, currently used as an office/library, providing ample storage and a touch of elegance. The well-appointed ensuite bathroom on this level boasts modern fixtures and a serene ambiance, perfect for unwinding in either the large walk in shower or the full-sized bath.

One of the standout features of this apartment is the charming courtyard garden. This outdoor space is ideal for relaxing or entertaining guests, offering a private oasis in the heart of the town.

Ascending to the first floor, a hallway gives access to an open plan living/dining/kitchen, bathed in natural light and designed for both relaxation and social gatherings. The modern kitchen is equipped with high-quality appliances and ample workspace, making it a delight for culinary enthusiasts. The living and dining areas are perfect for relaxing and entertaining and the balcony adds an additional air of sophistication.

The comfortable second bedroom on this floor provides plenty of space for furnishings and



- Luxury Duplex Apartment
- Gated Development
- 2 Double Bedrooms
- Private Courtyard Garden
- Allocated Parking with Electric Gates
- Lift Access
- 2 Bathrooms
- Balcony
- Versatile Accommodation
- Underfloor Heating

personal touches with plenty of built-in wardrobe space, while a conveniently located shower room is equipped with contemporary amenities.

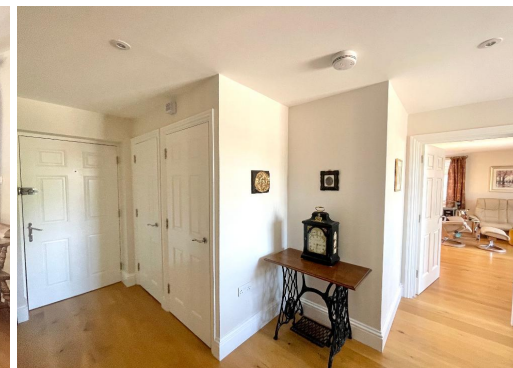
One of the most unique aspects of this duplex apartment is its dual entry points, accessible from both the ground and first floors (lift access available to first floor entrance). This feature enhances the flexibility and convenience of the property, allowing for a seamless living experience. Additionally, the apartment includes allocated parking for one car, ensuring secure and hassle-free parking in the heart of town.

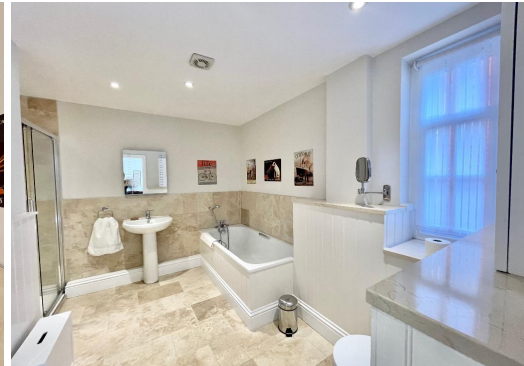
This exceptional duplex apartment combines luxury, versatility, and a prime location, making it a rare find in Stratford upon Avon. Don't miss the opportunity to make this remarkable property your new home. Contact us today to arrange a viewing.

Additional Information

We are informed by the vendor that the property has a share of freehold and that there is an annual service charge of £2200. All information should be checked by your solicitor prior to exchange of contracts. Council Tax Band F 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.

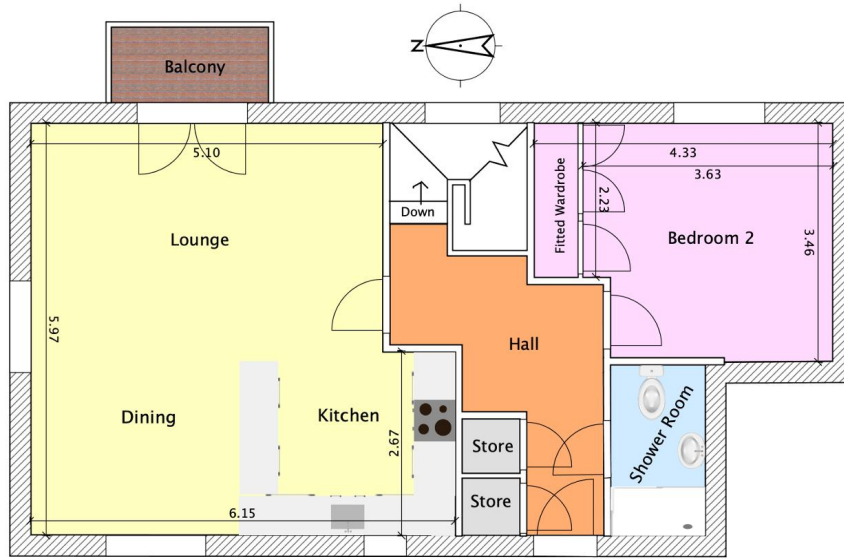






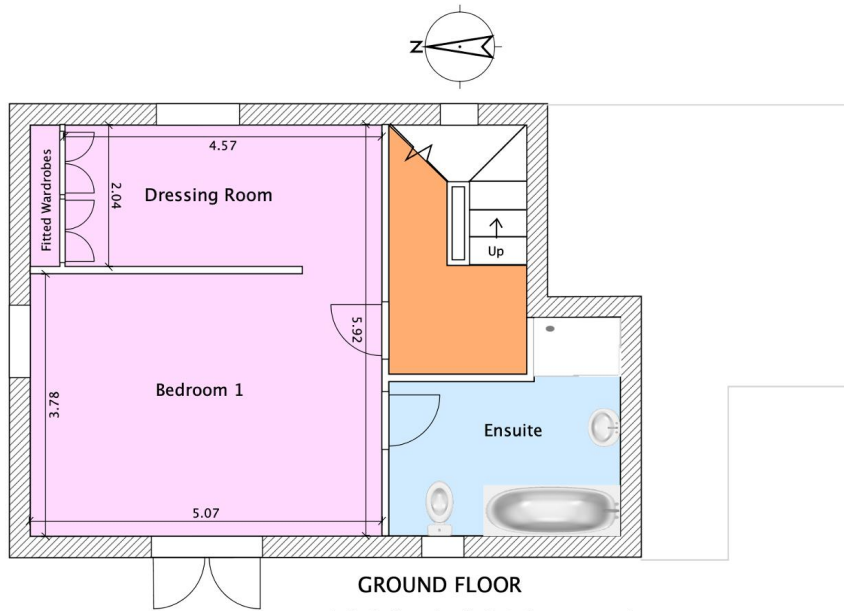


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR


Indicative floor plans for illustration purposes only




GROUND FLOOR

Approximate Gross Internal Floor Area 1,160 ft² Indicative floor plans for illustration purposes only

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