



# Kennedys

**2 Bedroom Penthouse Apartment for Sale - £175,000**

Hamlet Way, Stratford upon Avon, CV37 0AL



## KEY FEATURES

- Top Floor Apartment with Lift Access
- Bright and Spacious Open Plan Living
- 2 Double Bedrooms
- Modern Bathroom
- Allocated Parking Next to Entrance
- Secure Entry Phone System
- NO ONWARD CHAIN
- Immaculate Condition
- Integrated Appliances

## Description

Offered with no onward chain, this beautifully presented top-floor apartment combines style, convenience, and a superb location within walking distance of Stratford-upon-Avon's charming town centre and excellent local amenities.

Accessed via a lift or stairs, the property is one of only two apartments on its floor, in a block of just eight. A designated parking space is situated conveniently next to the building entrance, and the secure entry phone system ensures peace of mind.

Upon entering, a bright hallway with a rear window and useful storage cupboards sets the tone for this bright and airy home. The heart of the apartment is the open-plan lounge, dining, and kitchen area, which boasts far-reaching views. The kitchen is equipped with integrated appliances, making it both practical and stylish.

The property features two double bedrooms: Bedroom 1 is located at the rear of the apartment, while Bedroom 2 is positioned at the front. A modern bathroom with a bath (including a shower over), WC, and basin completes the accommodation.

### Location:

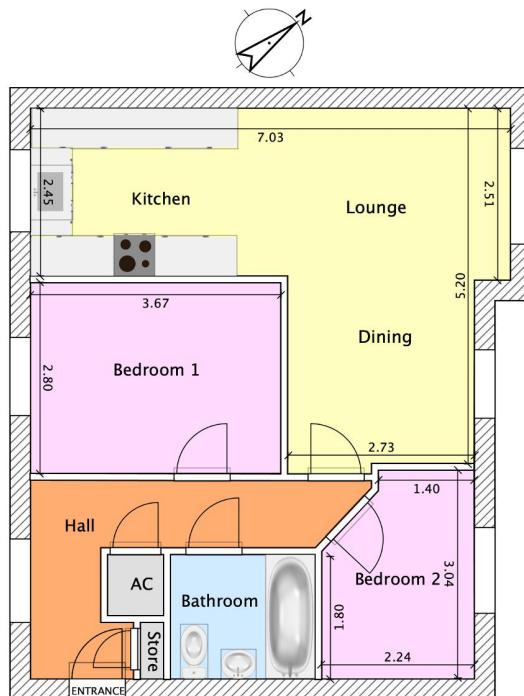
Situated in the heart of Stratford-upon-Avon, renowned as the birthplace of William Shakespeare, this historic market town offers a wealth of cultural attractions, independent shops, and an array of cafes and restaurants. The apartment is ideally positioned for access to scenic walks along the River Avon and excellent transport links, including the train station with connections to Birmingham and London.

Whether you're looking for a stylish first-time home, a buy-to-let investment, or the perfect pied-à-terre, this lovely apartment is sure to impress.

### Additional Information

We are informed by the vendor that the property is leasehold with 142 years remaining on the lease. We are advised that there is an annual service charge of £1697 and an annual ground rent of £250. Ground rent can increase with RPI every 15 years (next review due 2028). Council Tax Band C with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.





Indicative floor plans for illustration purposes only  
Approximate Gross Internal Floor Area 597 ft2 / 55 m2

