

2 Bedroom Flat for Sale - £225,000
Birmingham Road, Stratford upon Avon, CV37 0AA



KEY FEATURES

- NO ONWARD CHAIN • Fabulous Central Stratford Location • 2 Double Bedrooms • 2 Reception Rooms • Kitchen/Diner with Integrated Appliances • Allocated Parking • 989 Year Lease

Description

Offered with no onward chain, this spacious two-bedroom second-floor apartment is superbly located in the very heart of Stratford-upon-Avon, just 250 yards from Shakespeare's Birthplace and within a short stroll of all the town's amenities. With the added benefit of allocated parking and the railway station less than a ten-minute walk away, it presents an excellent opportunity for both buyers and investors seeking a property with space, character, and convenience.

The apartment has a wonderfully generous layout, designed to offer both comfort and versatility. At its heart is a large kitchen, fitted with a full range of integrated appliances including oven, hob, fridge-freezer, wine cooler, dishwasher, and washer/dryer. There is ample room for dining, making it ideal for entertaining, and the space flows naturally into a snug or office area - a lovely spot for working from home or simply relaxing. The separate lounge provides another welcoming living space, with plenty of room to arrange seating as you wish.

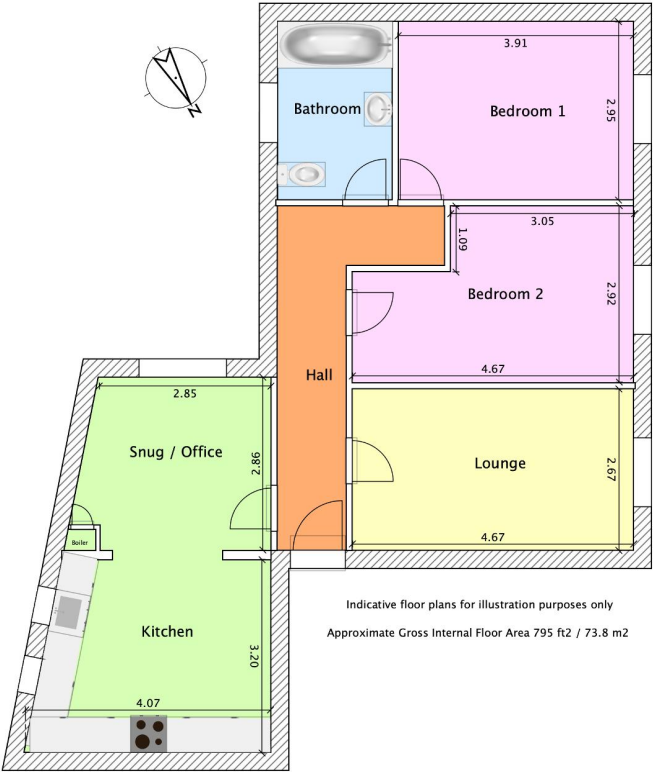
Two excellent double bedrooms provide well-proportioned accommodation, complemented by a modern bathroom.

Beyond the apartment itself lies all that Stratford-upon-Avon has to offer. From the vibrant cultural scene at the Royal Shakespeare Company and riverside walks along the Avon, to the wide choice of independent shops, cafés, and restaurants, this is a location that blends history, leisure, and lifestyle to perfection. Strong rail links to Birmingham and London add to the appeal, making this a rare chance to secure a spacious, centrally located home with parking and no onward chain.

Additional Information

We are informed by the vendor that the property is leasehold with 989 years remaining on the lease (999 year lease from January 2016). We are advised that there is an annual service charge of £1274.76 and an annual ground rent of £167.48. Council Tax Band C with Stratford on Avon District Council. Holiday letting and resident pets are not permitted. All information should be checked by your solicitor prior to exchange of contracts.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		