

## 2 Bedroom Flat for Sale - £175,000

Brookfield Court, Stratford upon Avon, Warwickshire, CV37 9DE



### KEY FEATURES

- First Floor Apartment • 2 Double Bedrooms • Lounge/Diner • Good Sized Kitchen • Allocated Parking + Visitor Parking • Ideal Investment Property • Perfect for First Time Buyers • Walk to Train Station & Town Centre



## Description

Positioned in a popular and convenient part of Stratford-upon-Avon, this two bedroom first floor apartment offers comfortable, easy-to-manage living with the added benefit of allocated parking and ample visitor spaces. With the town centre and train station both within walking distance, it is ideally placed for those wanting everyday convenience alongside everything this historic market town has to offer.

The apartment is accessed via a communal entrance into a central hallway, which leads through to all rooms. The lounge/diner is a particularly appealing space, enjoying a dual-aspect layout and a pleasant green outlook, creating a light and welcoming room with plenty of space for both relaxing and dining.

The kitchen is well arranged and fitted with a range of units and appliances, making it a practical and well-equipped cooking space.

Both bedrooms are doubles, offering comfortable and versatile accommodation, while the bathroom is fitted with a bath with shower over, basin and WC, completing the internal layout.

Outside, the property benefits from one allocated parking space, together with generous visitor parking, making it convenient for both residents and guests. Whether you are looking to take your first step onto the property ladder or searching for a well-located investment opportunity, this apartment offers a great combination of location, layout and practicality, all within easy reach of Stratford-upon-Avon's shops, cafés, restaurants, theatres and riverside walks.

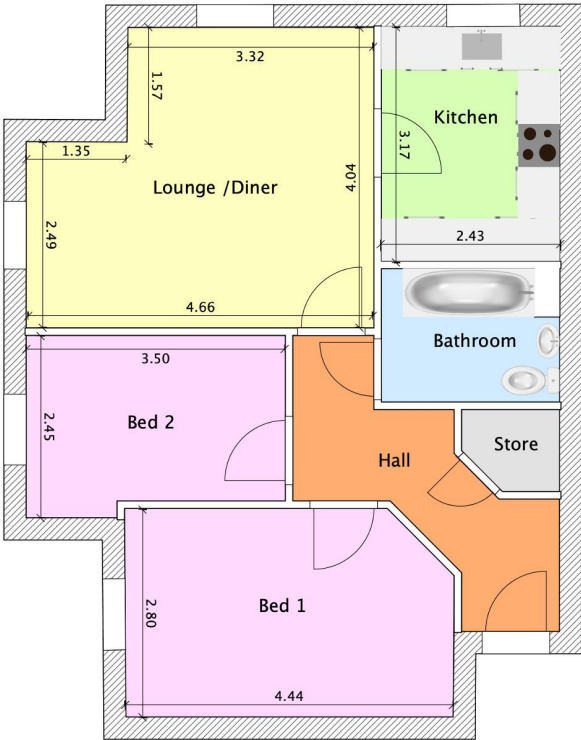
### Additional Information

We are informed by the vendor that the property is leasehold with 126 years remaining on the lease. We are advised that there is an annual service charge of £1616 and an annual ground rent of £200. We are advised that all mains services are connected. Council Tax Band C with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.









Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		