



Bridgefoot Quay, Stratford-Upon-Avon, CV37 6GW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Offered for sale with vacant possession and no upward chain, situated within Stratford Town Centre and within easy reach of all local amenities, here is an excellent opportunity to acquire a two bedroom retirement apartment, having the benefit of UPVC double glazing and newly fitted programmable electric radiators throughout.

The accommodation briefly comprises; secure communal entrance hall with lift and stair access, the apartment has an entrance hall with built in cupboard. There is an open plan lounge, dining room and newly fitted kitchen having comprehensive range of modern units, incorporating a built in oven and hob. Two bedrooms benefitting from fitted wardrobes and stunning views over the canal. A fully tiled shower/wet room.

Bridgefoot Quay comprises of 28 spacious apartments, mainly one and two bedrooms, the communal areas are decorated to a high standard which includes a very comfortable communal lounge, guest suite, communal laundry room and there is limited visitor parking. There is no allocated parking for this apartment, however private parking and permit parking options are available nearby.

Location: Stratford-upon-Avon is Internationally famous as the birthplace of William Shakespeare, home to the Royal Shakespeare Theatre and attracts almost four million visitors a year. Stratford is also a prosperous riverside market town with fine restaurants and inns, a good choice of public and private schools and excellent sporting and recreational amenities. The town is ideally placed for access to the M40, other major road and rail networks, and Birmingham International Airport.

The property has a 125 year lease commencing 1989. Annual service charge is circa £2,534.





Key Features

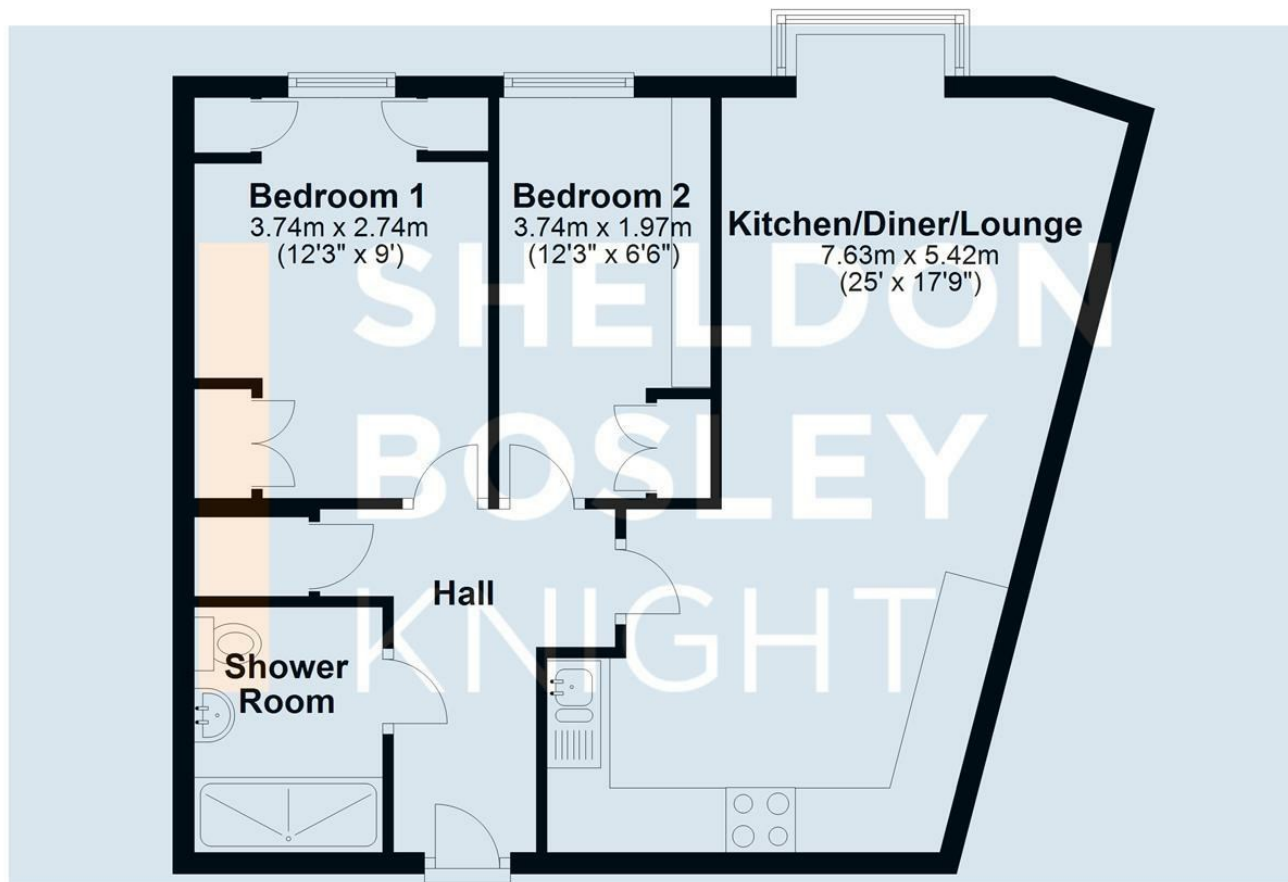
- Impressive Two Bedroomed Retirement Apartment
- Refurbished Throughout
- Open Plan Kitchen, Dining Room & Lounge
- Stunning Views Over Looking The Canal
- Town Centre Location
- Visitor Guest Suite & Communal Laundry Room
- Includes A Share Of The Freehold
- Vacant Possession
- Minimum Age of 60
- EPC Rating C

**Offers Around
£160,000**



Ground Floor

Approx. 55.6 sq. metres (598.6 sq. feet)



Total area: approx. 55.6 sq. metres (598.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - D

Local Authority
Stratford Upon Avon

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a viewing on this property please call 01789 387887

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.