



12 Brookfield Court

Stratford-upon-Avon, CV37 9DE

Andrew Grant

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Alcester Road, Stratford-upon-Avon, CV37 9DE

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Guide Price £170,000

A two-bedroom ground floor apartment conveniently situated within Stratford-upon-Avon.

Key features

- Ground floor apartment
- Kitchen with appliances
- Spacious sitting room
- Two bedrooms
- Allocated parking space
- Annual service charge £1,420.00
- Annual ground rent £200.00
- 128 years remaining on the lease
- Walking distance to town centre
- Public transport nearby
- No onward chain

Leasehold / 738 sq ft





The Kitchen Breakfast Room

As you enter the apartment, you are welcomed by a spacious hallway featuring two storage cupboards. This additional storage space enhances the functionality of apartment living, providing ample room to keep your belongings organised and your living areas clutter-free.

Positioned on the left of the hallway is the kitchen breakfast room that boasts a range of fitted appliances, including a built-in oven with extractor above, microwave and washing machine. The ample cabinetry provides generous storage space, while the countertops offer plenty of room for meal preparation.



The Sitting Room

Adjacent to the kitchen is the dual-aspect sitting room, which is bathed in natural light. This spacious room, adorned with neutral tones and plush carpeting, offers ample space for both relaxing and dining, and can easily accommodate your lifestyle needs.

The Bedrooms

At the end of the hallway are two well-proportioned bedrooms, including one spacious double bedroom and one comfortable single bedroom. Each room offers ample floorspace, perfectly accommodating beds and freestanding furniture to suit your storage needs and personal style.





The Bathroom

The apartment boasts a sleek and modern three-piece bathroom, featuring a low-level WC, a washbasin, and a bath with a shower over, ensuring your daily routines are both comfortable and convenient.



Location

Ideally located within comfortable walking distance of the charming Stratford-upon-Avon town centre, the train station and well-regarded local schools and amenities, this property offers both convenience and accessibility.

Stratford-upon Avon is nestled within the heart of South Warwickshire countryside, on the banks of the river Avon. It is a prosperous market town with a wide variety of local and national chain stores and restaurants, as well as public and private schools. The most famous school in Stratford is King Edward VI school, which is where William Shakespeare is believed to have studied. It is an all-boys school and one of the few schools which selects its pupils using the Eleven plus. There is also an all-girls selective school, Stratford Girls' Grammar School, a short drive away, and the Stratford-upon-Avon College, within walking distance.

Agent's Note

Annual Service Charge: £1,420.00

Annual Ground Rent: £200.00

128 years remaining on the Lease

Outside is an allocated parking space

Services

Mains gas, electricity and water.

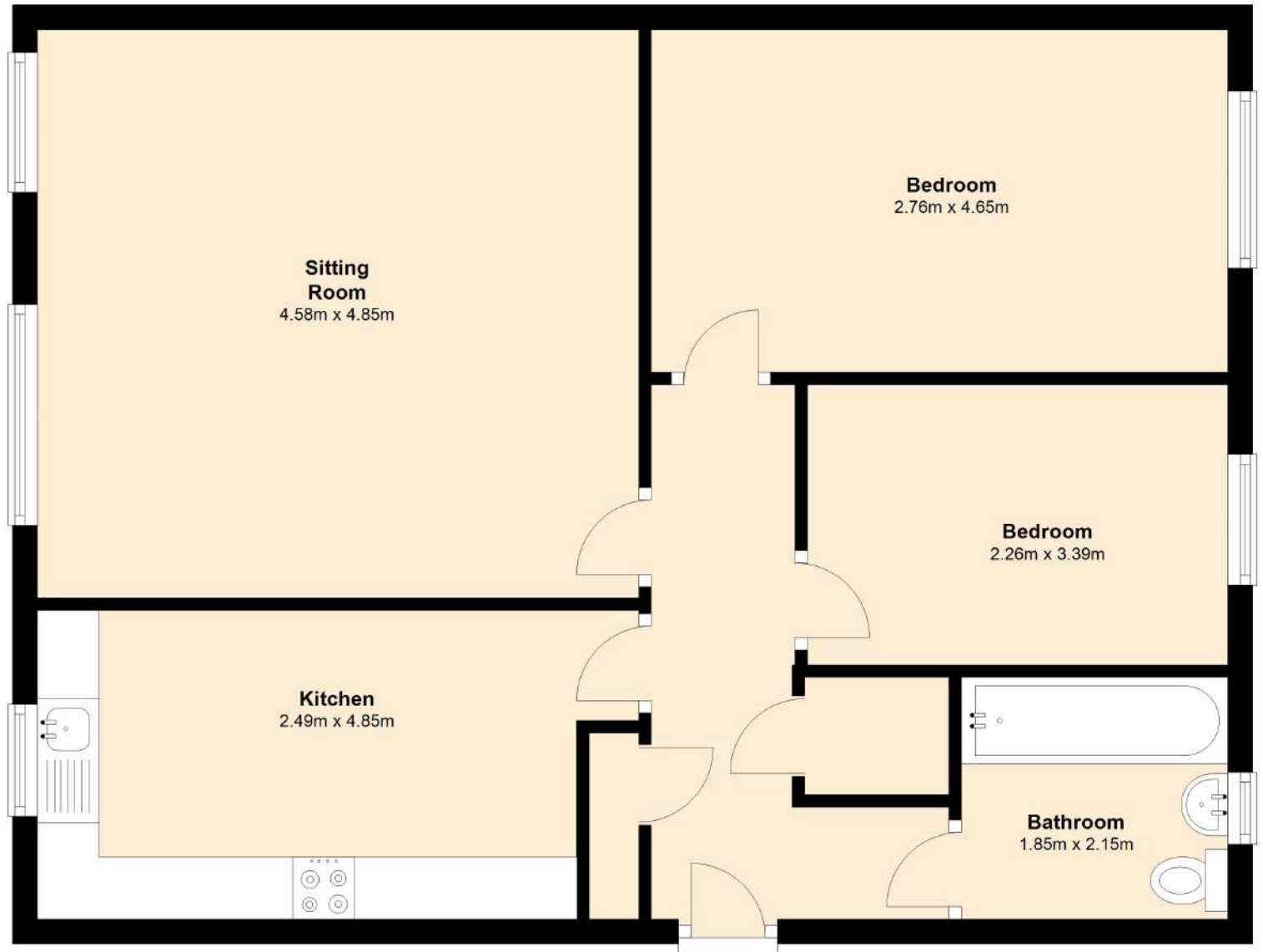
Gas central heating.

Broadband is available at this property.

Council Tax Band - C

Ground Floor

Approx. 68.6 sq. metres



Total area: approx. 68.6 sq. metres

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



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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