



Southern Lane, Stratford-Upon-Avon, CV37 6BH

Offers in the region of £415,000



This ground floor apartment is truly exceptional, located in the prestigious development of Avonbank Paddocks right in the heart of Stratford upon Avon. Boasting a stunning view of the riverside park, nestled between The Royal Shakespeare Theatre and Holy Trinity Church. Avonbank Paddocks is a highly esteemed gated community, surrounded by expansive grounds that provide privacy and tranquility. Despite its secluded setting, it offers immense convenience as it is just a short walk away from the Town Centre, which is renowned for its diverse selection of shops, cafes, and restaurants.

This particular property is an excellent choice for buyers in search of a desirable residence that provides ample space and is offered with NO CHAIN. The property boasts a communal entrance hall with a convenient storage area, an entrance hall, a fabulous living/dining room with full length windows and door leading to a private walled patio, fitted kitchen complete with appliances, master bedroom featuring fitted wardrobes, guest bedroom with fitted wardrobes, a bathroom with a bath and over shower. Benefits from gas central heating. Furthermore, the property includes a good sized garage with parking in front, accessible through electric gates.



Hall

Kitchen 11'4" x 7'10" (3.46m x 2.40m)

Lounge / Diner 20'5" x 16'6" (6.23m x 5.03m)

Bedroom One 16'8" x 10'11" (5.09m x 3.35m)

Bedroom Two 13'2" x 10'10" (4.02m x 3.32m)

Bathroom 7'1" x 8'3" (2.17m x 2.53m)

Utility

Garage



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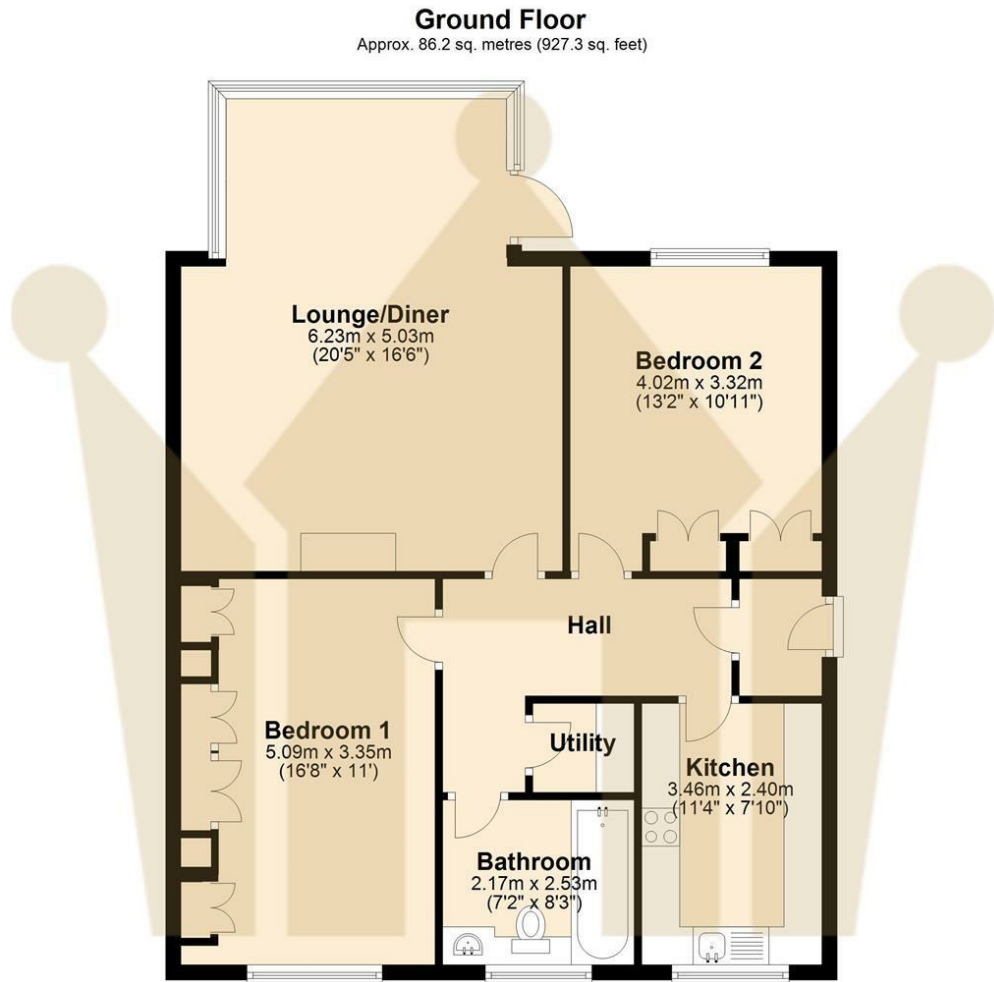


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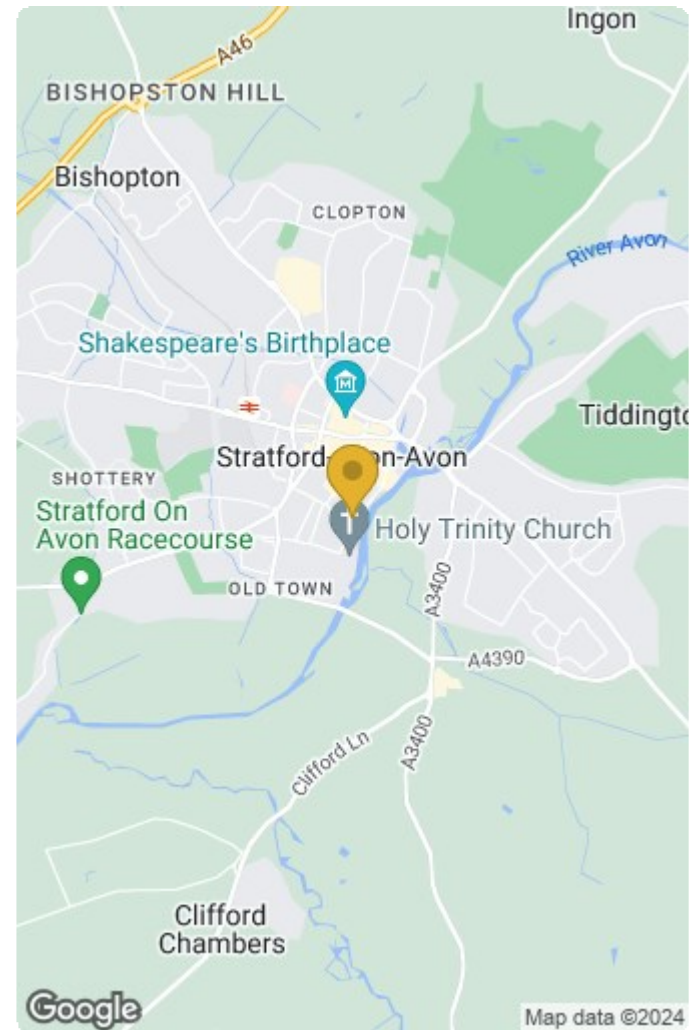


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Total area: approx. 86.2 sq. metres (927.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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