



Shipston Road, Stratford-upon-Avon, CV37 7LW

Offers over £300,000


KING
HOMES

* Two Double Bedroom Apartment * Montague Court * Stratford-Upon-Avon * Open-Plan Kitchen Dining Living Room * * Principle Bedroom with en-suite * A beautifully arranged and immaculately presented first-floor apartment, offering approximately 752 sq. ft. of well-proportioned accommodation with a high-quality finish throughout. No Onward Chain. Allocated Parking



The heart of the home is the impressive open-plan sitting, dining, and kitchen area with triple aspect windows. The kitchen featuring a wide range of wall and base units, integrated appliances, ample worktop space, and a tiled floor, while the living area is carpeted.

There are two generous double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the second bedroom includes fitted wardrobes and is equally spacious.

A separate family bathroom is conveniently located off the main hallway, along with useful built-in storage space.

Additional features include allocated parking, visitor parking, and access to well-maintained communal gardens. Offered with no onward chain, this apartment is perfectly suited to first-time buyers, downsizers, or investors seeking a turnkey property in a desirable location.

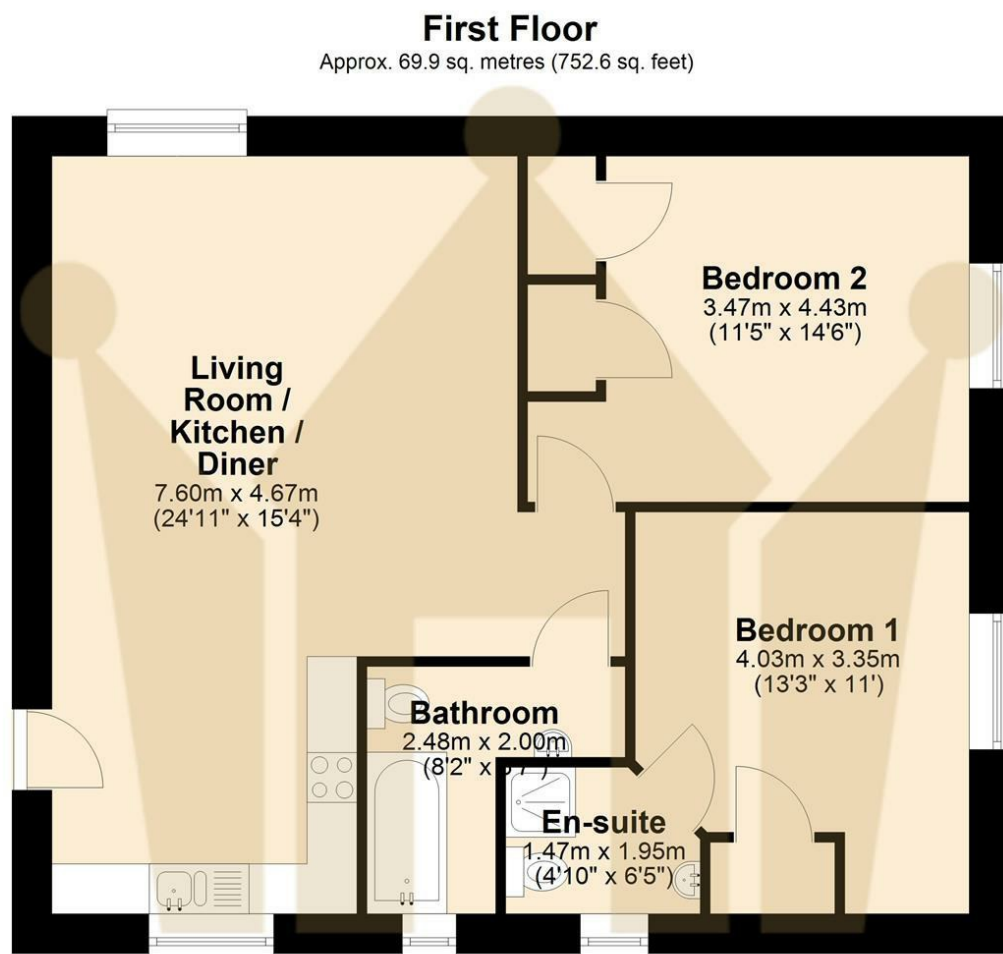
Living Room/Kitchen/Diner		24'11" x 15'3" (7.60m x 4.67m)
Bedroom 1		13'2" x 10'11" (4.03m x 3.35m)
En-suite		4'9" x 6'4" (1.47m x 1.95m)
Bedroom 2		11'4" x 14'6" (3.47m x 4.43m)
Bathroom		8'1" x 6'6" (2.48m x 2.00m)

Leasehold and Fee information

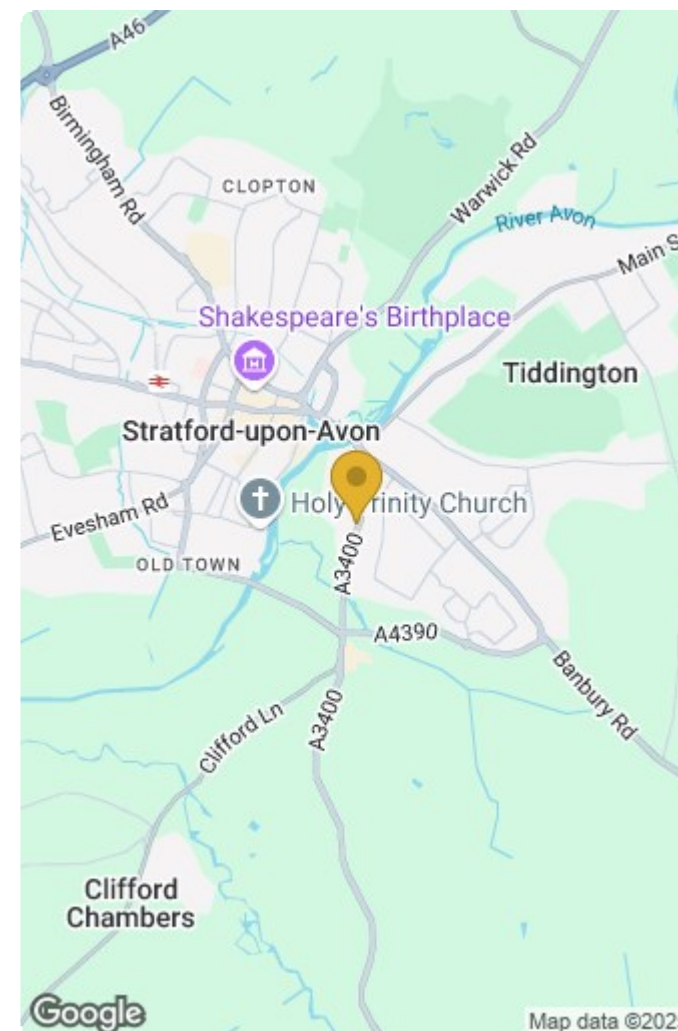
The property is leasehold, held on a 125-year lease from 2005. The current service charge is approximately £1,460.60 per annum, with a ground rent of £150 per annum. These details should be verified by your solicitor prior to exchange of contracts.







Total area: approx. 69.9 sq. metres (752.6 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	