



Oak Court, Stratford-Upon-Avon, CV37 8LJ

£285,000



A fantastic 2 bedroom, luxury Park Home, set in an exquisite new residential development and surrounded by breathtaking open country views.

Situated overlooking the glorious Warwickshire countryside, at Marston Edge, are the last of their kind. Featuring a 10 foot decking area providing you with a perfect spot to enjoy pleasant summer days, and perfect evenings long or short, under the stars.

Including luxurious features throughout, as well as maximisation of all space providing you with blissful living. The lounge area combines a cosy space to withdraw on the couch and dine at the table. The two generous bedrooms give opportunity to board guests, as well as retreat to your own private en-suite at the end of to relax in the bath.

Marston Edge is located in Lower Quinton, just six miles south of the historic Stratford-upon-Avon. The closest train station is Stratford Parkway, giving access to Birmingham Snow Hill, Kidderminster and Solihull. There are also great motorway links to M42 and M40, London bound.

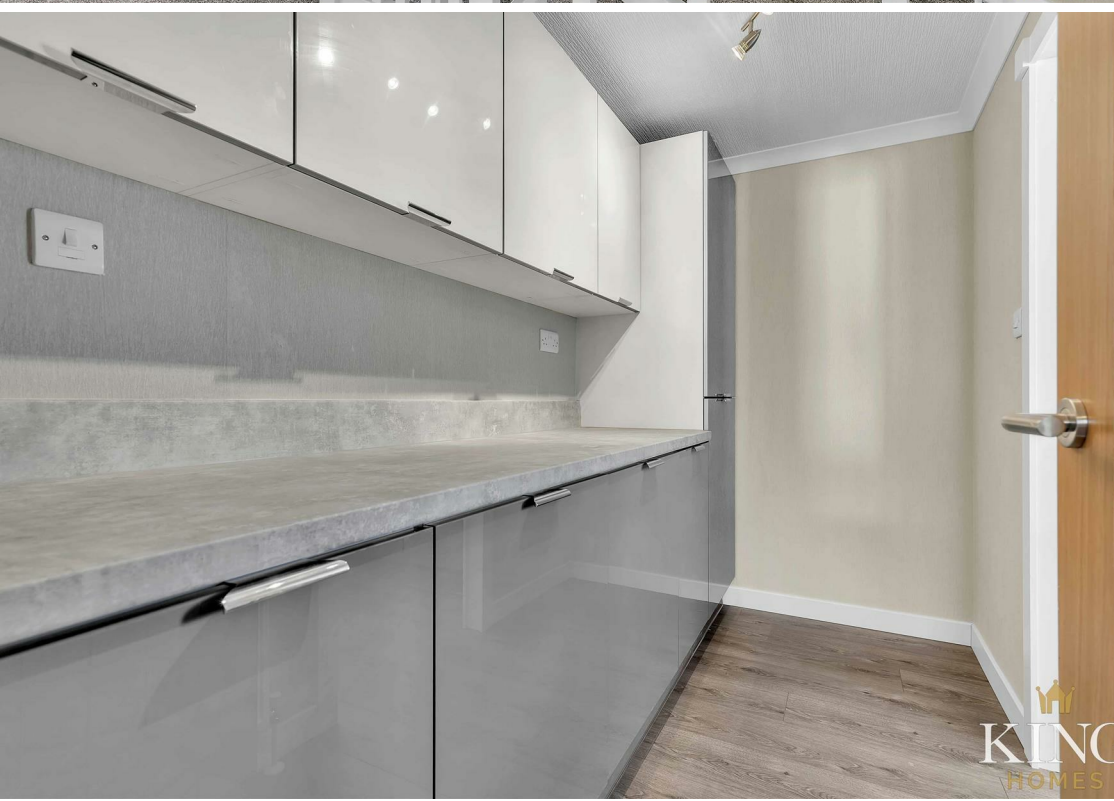
All furniture, carpets, appliances and curtains included in the sale

There is no stamp duty when purchasing a park home and council tax is the lowest rate at band A

Park rules - Ages restrictions: 50 and above

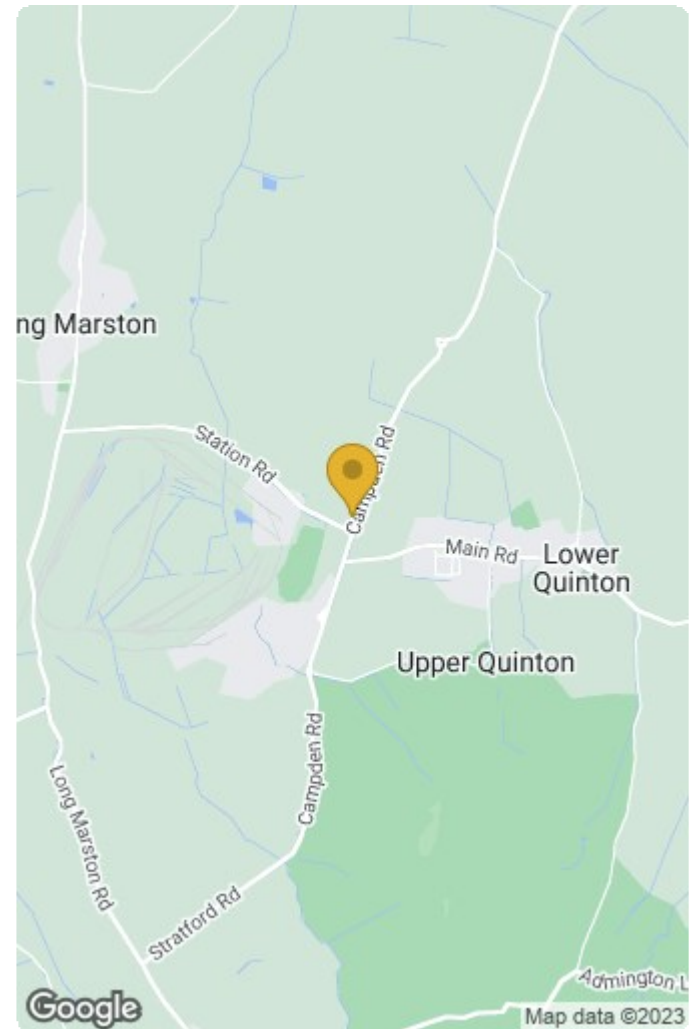
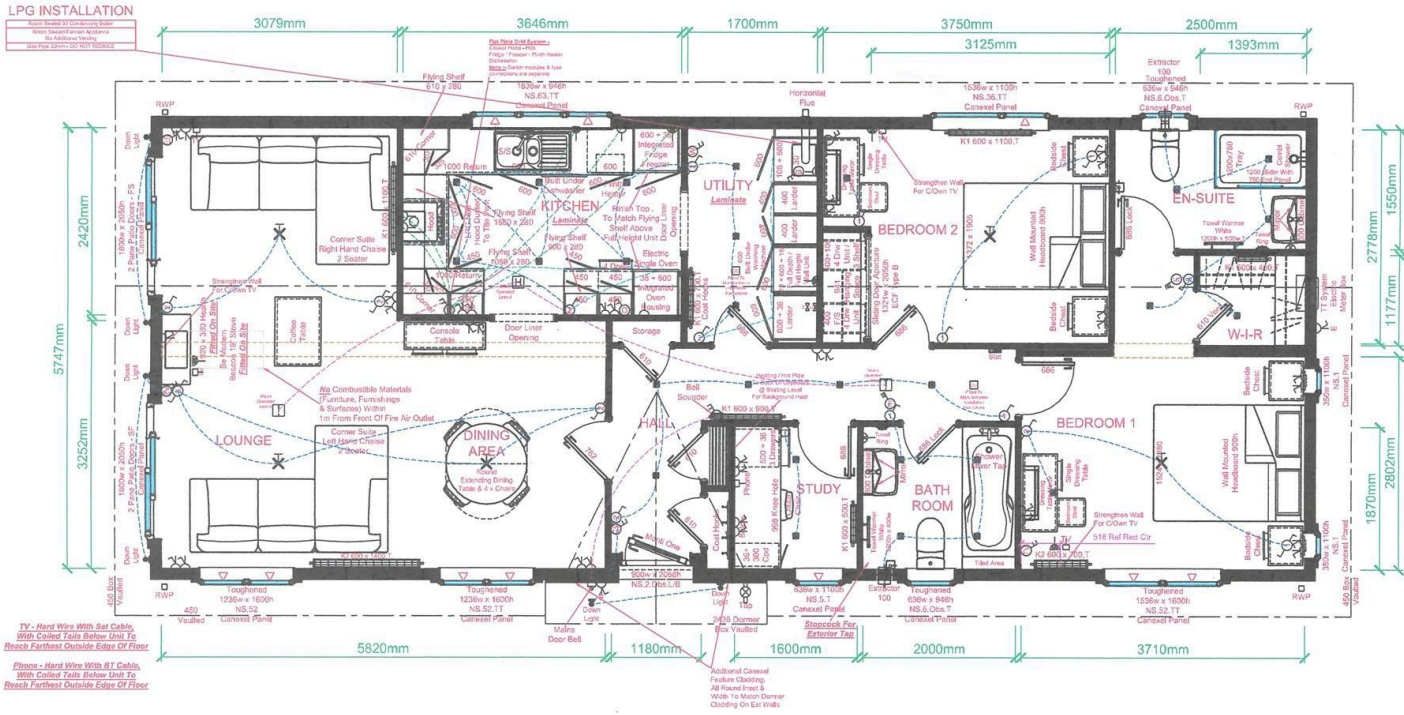
Pets: Marston edge is a pet friendly park, generally one dog or cat per household







1.2° Vaulted Ceiling Throughout



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		