



27 Portia Road
Stratford-Upon-Avon, CV37 0AR
Offers In Excess Of £180,000

This recently updated and well-presented two-bedroom ground floor flat is set well back from the Birmingham Road but offers easy access to the Maybird shopping complex, the town centre, and main transport routes. With an allocated parking space tucked directly beside the rear entrance, there is also plenty of kerbside parking. The flat boasts a completely refitted kitchen including built-in dishwasher, a separate utility closet with plumbing for washing machine, and two recently refitted bathrooms to complement the generously proportioned bedrooms. This bright, well-located, secure and convenient property has much to offer for working professionals, or would be ideal for midlife independent living; it also has proven letting potential. Offered with no upward chain.

Living Room
19'9" x 11'9" (6.04 x 3.59)

Kitchen
9'11" x 8'8" (3.04 x 2.65)

Bedroom One
10'9" x 15'4" (3.29 x 4.68)

En suite
3'10" x 4'11" (1.18 x 1.52)

Bedroom Two
8'8" x 11'9" (2.65 x 3.6)

Bathroom
6'2" x 6'5" (1.88 x 1.98)

Additional Information

Services:
Mains drainage, electricity and water are connected to the property.

Broadband and mobile:
Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Likely' and the indoor availability being rated 'Limited' and 'Likely'. For more information, please visit: <https://checker.ofcom.org.uk/>.

Tenure:

Leasehold - We understand the property is for sale 'Leasehold' 107 years remaining. £1641.94 service charge per annum. Ground Rent £300 per annum. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax:
Stratford-on-Avon District Council - Band C

Fixtures & Fittings:
All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

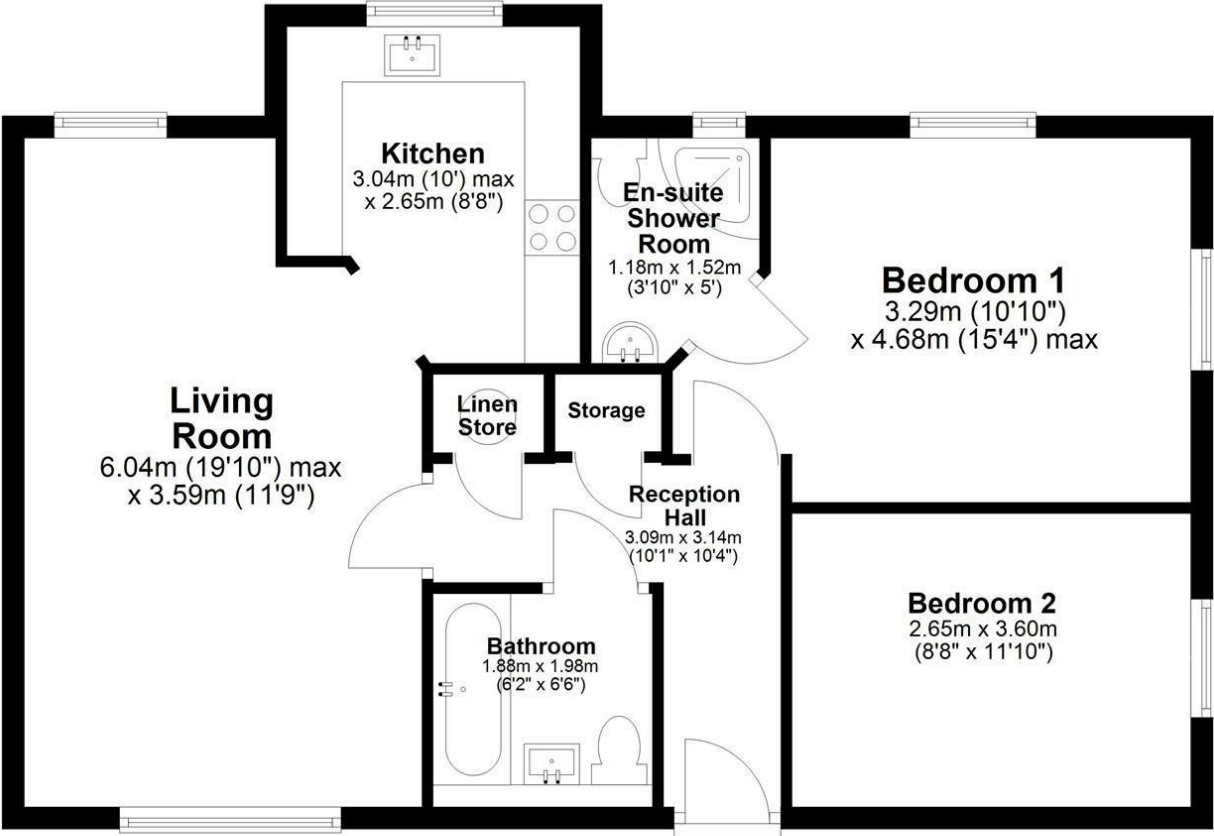
Viewing:
Strictly by prior appointment with Earles (01789 330 915/01564 794 343).

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Ground Floor Apartment

Approx. 66.2 sq. metres (712.3 sq. feet)



Total area: approx. 66.2 sq. metres (712.3 sq. feet)

