



**Bancroft Place, Stratford-Upon-Avon**

CV37 6YZ

In Excess of **£190,000**





## Bancroft Place

Stratford-Upon-Avon, CV37 6YZ

You know the saying; it's all about location, location, location and this property boasts it! Are you looking for your first purchase, next investment property or the perfect lock up and leave? This ground floor studio apartment would be perfect for every buyer, boasting an enviable location having the Bancroft Gardens, RSC Theatre and Stratford-upon-Avon Town Centre and all its amenities and shops almost on the doorstep. The property is in great condition and really is a 'turn-key' property and the cherry on the top is it has it's own allocated parking space.

This apartment enjoys its own small fore garden being low maintenance providing enough space for a bistro table and chairs to enjoy lazy coffee mornings in the sunshine, the area is divided in half with stone covering and block paving leading to the front door. The private entrance door greets guests into the hallway. The hallway has two double built in wardrobes offering valuable storage and doors off to the bathroom and to the living area.

The living/bedroom area is a generous size with ample light flooding in through the dual aspect windows from the front and rear elevations. This space is enough to section in two to accommodate a living area and a bedroom area.





There is a lovely view from here over the canal to the rear where you can watch the world go by in private. During the nesting season there is a resident swan who has been nesting along this stretch of the bank of the canal for the last 15 years. There is an archway flowing through to the separate kitchen.

This modern open plan style means conversation can flow easy. The kitchen, although compact and bijoux does have everything at your fingertips. There is a breakfast bar perfectly placed beneath the rear window which has the same beautiful view that you will never tire of. There are space for electric cooker, fridge/freezer and washing/drying machine and a built-in airing cupboard housing the hot water cylinder.

Back into the hallway a further door opens into the bathroom being fitted with a three-piece white suite incorporating electric shower over the bath, electric chrome heated towel rail and a wall heater.

Outside to the rear of the properties there is a communal lawned garden running alongside the canal bank. You can just imagine yourself sitting out enjoying your favourite tittle relaxing and unwinding at the end of a busy day whilst watching the resident wildlife making their appearance – a little bit of countryside in the town! There is plenty of space here for a second bistro set and there is a small brick-built shed located at the end of the row which provides useful storage for garden chair cushions and equipment.







The property also benefits from one allocated parking space located before the row of properties.

The current owners have added modern electric radiators and have recently extended the lease to 999 years. The property is also being sold with no onward chain giving a certain amount of peace of mind.

For those who are interested in holiday let/Airbnb we have been advised these properties can command a rate of £80-£100 per night.

Our conclusion is this is a gem, nestled in the heart of the town with added benefits of allocated parking and outside spaces...what is not to love? An early viewing is advised to avoid disappointment.

Council Tax band: B

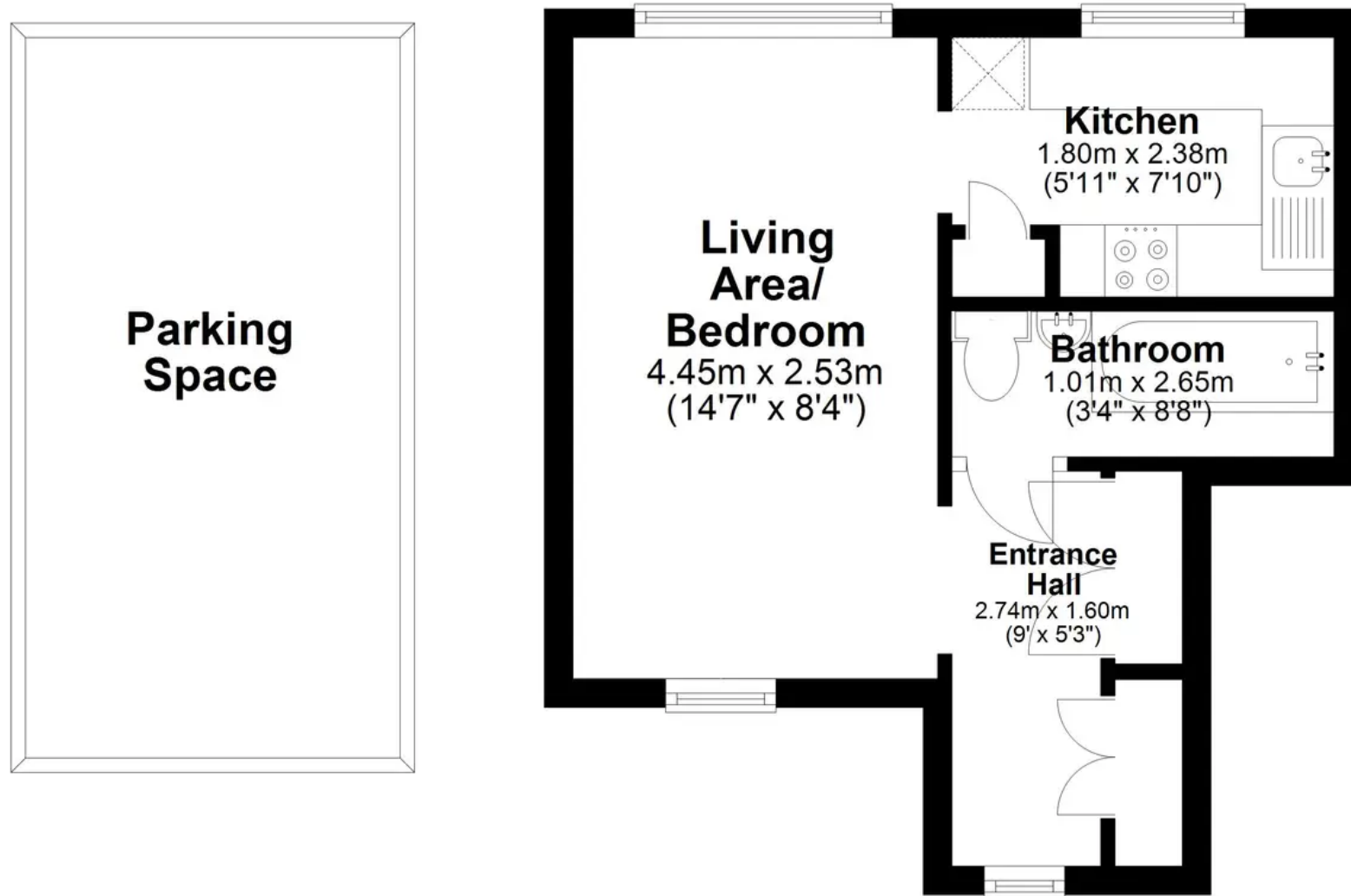
Tenure: Leasehold

- Ground Floor Studio Apartment
- Separate Kitchen
- Bathroom
- Allocated Parking Space
- Close to RSC Theatre, Bancroft Gardens & Town Centre
- Extended Lease 999 Years
- Immaculately Presented
- No Chain



# Ground Floor

Approx. 18.8 sq. metres (202.1 sq. feet)



Total area: approx. 18.8 sq. metres (202.1 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.

Plan produced using PlanUp.







## Natalie Christopher Estate Agents

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