



**Bridgefoot Quay, Warwick Road, , Stratford-upon-Avon,  
CV37 6GW**

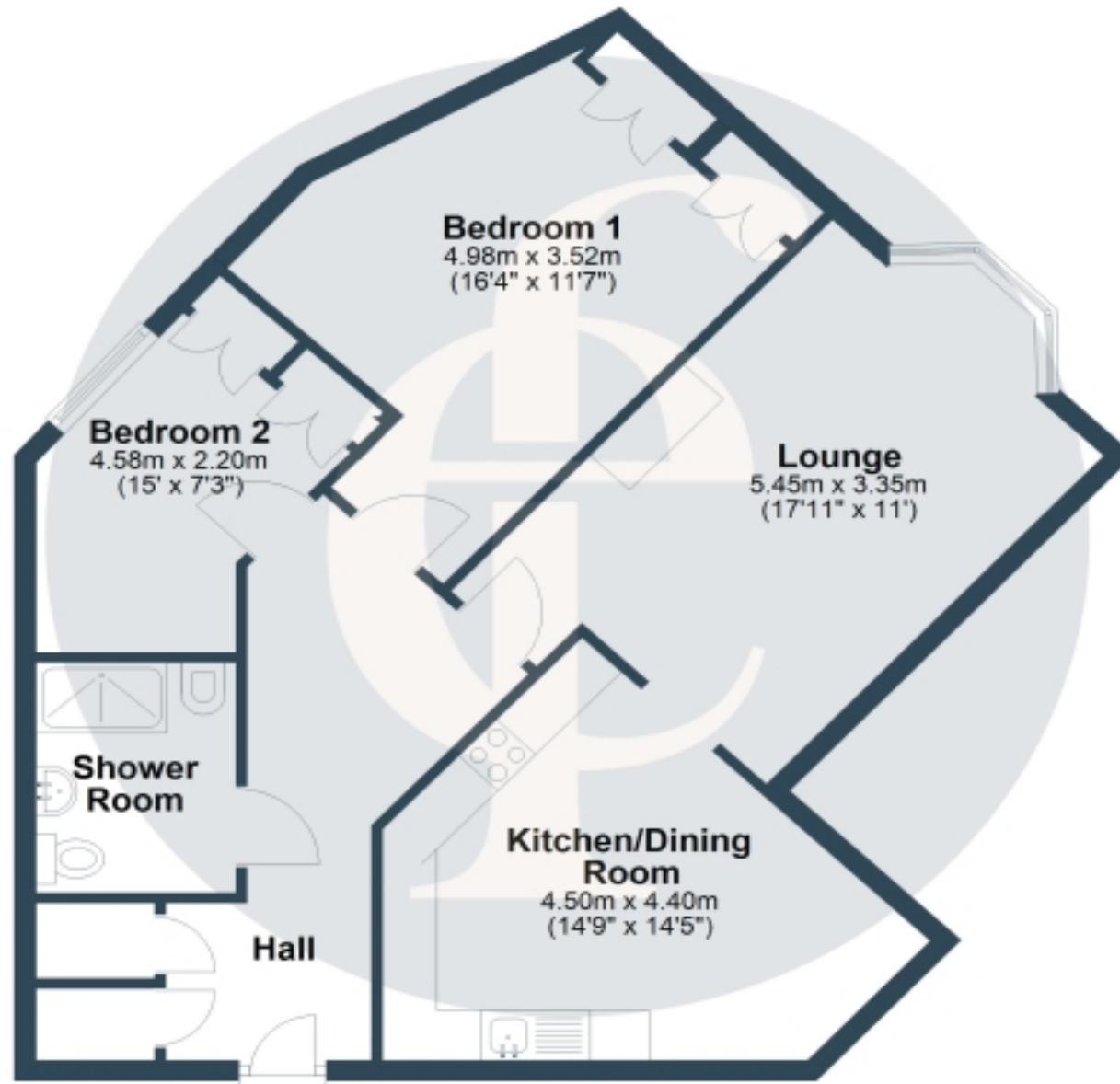
**Offers In Excess Of £130,000**





## Top Floor

Approx. 70.5 sq. metres (758.8 sq. feet)



Total area: approx. 70.5 sq. metres (758.8 sq. feet)



Sold with no onward chain an immaculately presented retirement apartment exclusively for the over 60;s boasting new carpets and modern light decor. Positioned discreetly towards the end of a corridor allowing a peaceful elevated position view towards Stratford upon Avon town centre boasting a short stroll to the town centre. The apartment is an ideal secure downsize for a retired buyer. Appreciating a spectacular view of the theatre from the bedrooms which is beautifully lit up at night

Bridgefoot Quay comprises of 28 spacious apartments, mainly one and two bedrooms, the communal areas are decorated to a high standard which includes a very comfortable communal lounge, guest suite, communal laundry room and there is limited visitor parking. There is no allocated parking for this apartment, however private parking and permit parking options are available nearby.

Accessed via a security intercom system offering peace of mind to allow expected guests in. Once in from the communal hallway you enter into the spacious private entrance hall with a spacious airing cupboard and cloak cupboard for your boots and coats! The breakfast kitchen offers space for a dining table to enjoy your evening meal or having friends round for a cuppa and a catch-up. The kitchen has a neutral colour scheme, plentiful worktop space, and all integrated appliances.

The sitting room has triple glazing to ensure the apartment is concealed from road noise. It is light and airy, overlooking the town through the large full length bay window with fitted blinds. An electric fireplace makes a focal point for an already lovely room.

There is a large master bedroom and a further double bedroom, both benefitting from lots of fitted wardrobes. Having a modern shower room that includes a large and easily accessible shower, bidet, and vanity unit for all your toiletries to be discreetly hidden away.

We are informed the apartment is sold with a share of the Freehold and has a maintenance charge of £1267.61 per six months. This must be verified by a solicitor.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.





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