



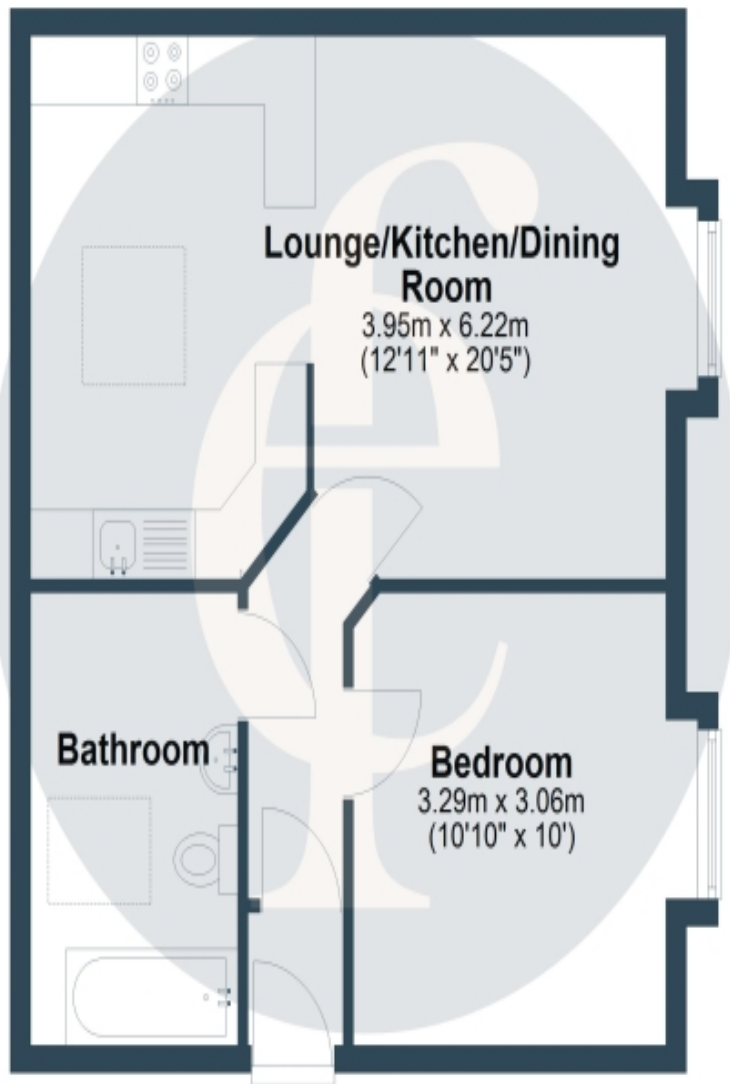
Corelli Close, , Stratford-upon-Avon, CV37 9PU

Fixed Price £135,000




Top Floor

Approx. 46.5 sq. metres (500.2 sq. feet)



Total area: approx. 46.5 sq. metres (500.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	77	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

A top-floor, one-bedroom stunning apartment positioned within a quiet cul-de-sac on the North edge of the town.

The current owner presents the property to a show home standard throughout with contemporary decor, stylish fittings, and a clean finish throughout. The welcoming space and light are evident as soon as you enter the apartment and its valuable open-plan space is ideal for any first-time buyer. Also not forgetting the added advantage of being top floor with no concerns over anybody living above!

Correlli Close is positioned off Drayton Avenue, off the main Alcester Road, and, allows easy access to motorway links and Stratford Parkway. There is a regular bus service or you can take a short walk into town for people who would rather leave the car at home.

Stratford-Upon-Avon is well sought-after and is served by a wide range of local shops and amenities, well-regarded schooling, and excellent transport links to include regular bus routes, the train station is a walk away, whilst also being within good proximity to the A46, M40 and M42 motorways.

Accessed via a communal entrance with stairs leading to the first and second floors. The apartment benefits from an outer hallway leading to the larger internal hall offering extra space, privacy and loft access. Once you are in the apartment, you enter into the modern way of life with an open-plan living space offering ample space for cooking, dining, and relaxing in front of a box set! This has a dual aspect via a Velux roof light to the kitchen and a further window to the sitting area. The kitchen boasts a range of fitted matching units, tiled walls, and vinyl floor separating the sitting carpeted area. Integrated is a hob and cooker and there is space for a fridge, freezer, and washing machine.

The master bedroom is of a generous size with added storage into the eaves. The bathroom does not disappoint in size and offers a three-piece white suite with a shower over the bath and again further storage into the eaves.

There is allocated parking for one car discreetly situated at the rear of the property.

We are informed the property is Leasehold with an 81-year lease. There is a service charge/ground rent of £153.30 per month. This must be verified by a solicitor.

Viewing is recommended to appreciate what a gem of a home this is for anyone looking to get on the ladder or maybe downsize with a lock up and leave!

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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Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

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