



Wetherby Way, , Stratford-upon-Avon, CV37 9LU

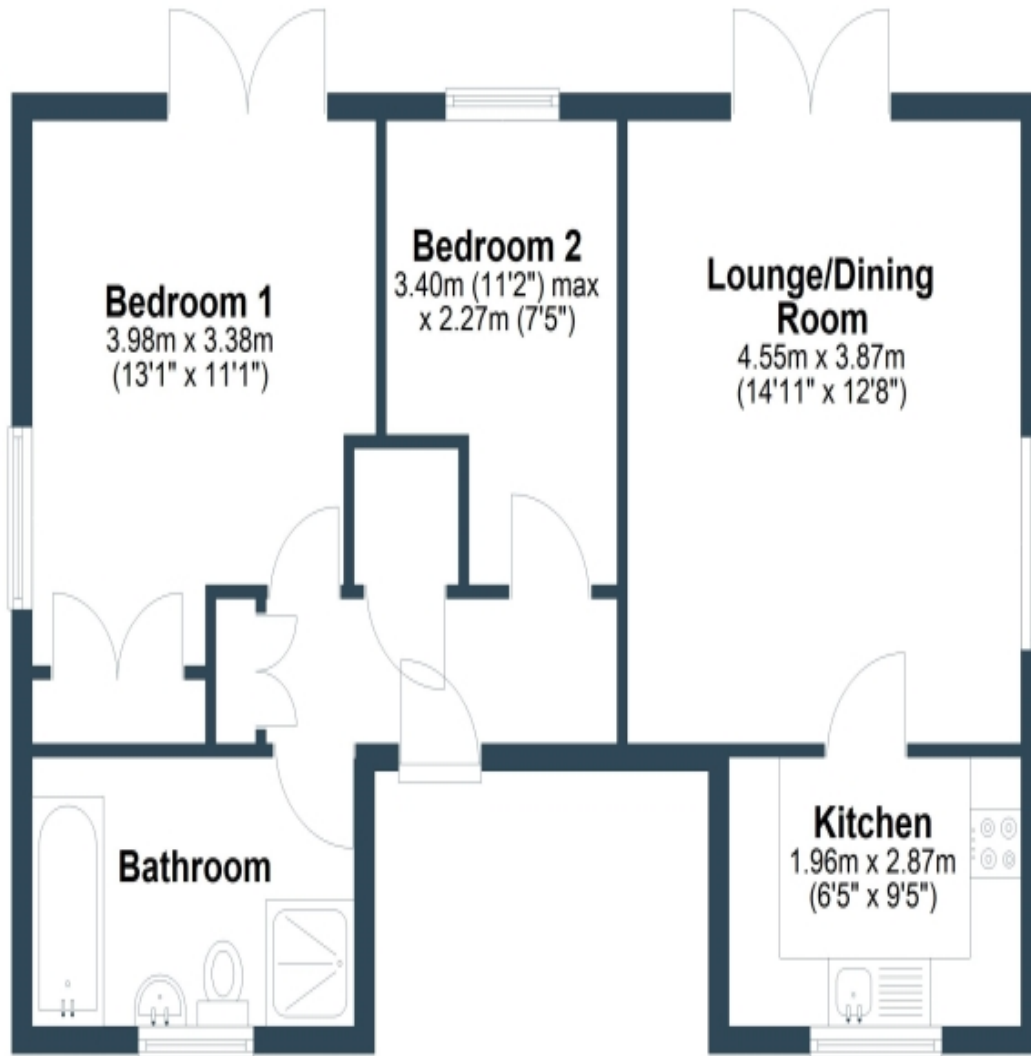
**Offers In Excess Of £290,000**





## Ground Floor

Approx. 56.6 sq. metres (609.6 sq. feet)



Total area: approx. 56.6 sq. metres (609.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Are you looking for stylish living, within a stroll of the town centre? Maybe a low-maintenance lock-up-and-leave or a downsize from a larger property? This beautifully presented ground-floor apartment has it all!

Located on Wetherby Way, a highly regarded area adjacent to Stratford upon Avon Racecourse, is this spacious apartment situated in a small block of just three apartments.

What are the benefits of this apartment over others? It owns a 1/3 of the Freehold, giving the owner more decision-making power and control over the lease, also no ground rent to pay! It has direct access to the communal well-maintained garden, and finally, it is being sold with no onward chain. Tick, tick, tick!

Living so close to the town you can lose out on parking, but this has allocated parking for one car and further visitor parking. So close to the town centre, but in a peaceful spot with little noise. What could be better!

The current occupier keeps the property beautifully presented, and any new owner would be lucky to call this their home.

Access is via a well-kept, communal entrance that leads through to your private entrance and hallway. The accommodation enjoys lots of natural light and runs the full width of the building.

The sitting through dining room is of a generous size, offering ample space for dining and relaxing with the bonus of its position, having direct access to the communal lawned garden. The kitchen is conveniently positioned off the dining space and enjoys a range of stylish units and integrated appliances, including a gas hob, electric oven, fridge freezer, slimline dishwasher, and washer dryer.

Both bedrooms are generous doubles and enjoy views over the gardens; the master bedroom has French doors creating a relaxing space.

The bathroom is of a generous proportion, fully tiled and boasts a four-piece suite with a low-level W.C, wash hand basin, bath, and separate shower cubicle.

As mentioned, outside is an enclosed lawned garden with a patio area. Parking for one car, and further visitor parking is available.

Viewing is advised to appreciate the position and presentation of this well-appointed ground-floor apartment.

We understand the property to own a 1/3 of the Freehold with a maintenance charge of £125,00 per month. 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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