



STEPHENSON ROW  
STRATFORD-UPON-AVON CV37 6EQ



# FOR STARTERS



OFFERS IN EXCESS OF  
£350,000

## MAIN COURSE

This impressive three-bedroom duplex apartment is situated in a prime Stratford location, adjacent to the train station and just a five-minute walk from the town centre. Perfect as a lock-up-and-leave, investment property, or for downsizers, this apartment offers convenience and modern living. Occupying the fourth and fifth floors, it is easily accessed via a lift and includes allocated parking for one vehicle and a secure bike garage on the ground floor.

The apartment features two balconies: one off the main bedroom and another, an expansive 19-foot-long terrace, off the living space, providing the perfect setting for al fresco dining and drinks. Arranged over two floors, the bedrooms and bathrooms are situated on the lower floor, while the upper floor is dedicated to the stunning open-plan living space.

The living kitchen dining room is the standout feature of this property, boasting a double-height vaulted ceiling with Velux windows and a striking floor-to-ceiling atrium window. This design floods the space with natural light, making it inviting and a real showpiece. The kitchen area is fitted with a range of white high-gloss units with worksurfaces over, incorporating a breakfast bar and integrated appliances including a fridge freezer, dishwasher, oven, hob, and washing machine. There is ample space for a large dining table and generous seating, perfect for entertaining and relaxation.

On the lower level, the main bedroom is spacious and benefits from

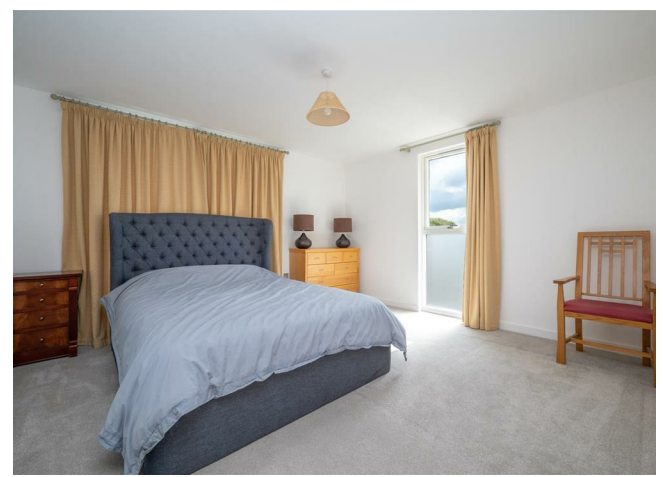





a private balcony, providing a peaceful retreat. The second double bedroom is dual aspect, offering plenty of natural light, while the third bedroom is a large single, versatile for use as a guest room or study. This floor also includes a main bathroom with a bath and shower over, and a separate shower room fitted with a double shower.

With its prime location, stylish design, and superb amenities, this duplex apartment in Stratford offers an exceptional living experience for those seeking convenience and elegance.

TENURE: We are informed the property is Leasehold for a term of 125 years from 2018, although this should be verified by purchasers. The current ground rent and service charge are understood to be approximately £1,752 per annum.




# KEY INGREDIENTS


 Tenure  
Leasehold

 Council Tax  
Band - D

 EPC  
Band - B

 North Facing

 Mains Services  
Gas, Electric and  
Water

 Heating System  
Gas Central Heating

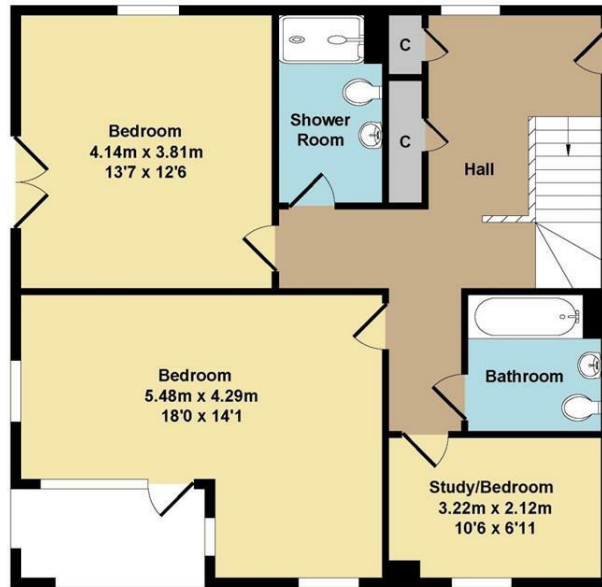
  
Stratford High  
School

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A LOOK INSIDE?  
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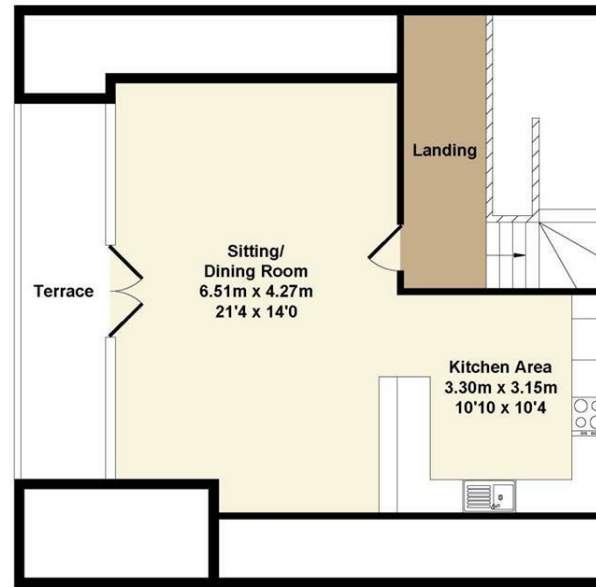


Beatrice House, Stephenson Row, Stratford-upon-Avon  
Total Approx. Floor Area 121.40 Sq.M. (1307 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 70.70 Sq.M.  
(761 Sq.Ft.)



First Floor  
Approx. Floor  
Area 50.70 Sq.M.  
(546 Sq.Ft.)

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