



# FOR STARTERS



OFFERS IN EXCESS OF  
£375,000

## MAIN COURSE

Stunning 4-Year-Old 2 Bedroom Apartment in Exclusive Gated Development!

Nestled in the picturesque village of Bidford, this exceptional 2 bedroom apartment boasts breathtaking views over fields and the River Avon, making it the perfect retreat for a professional couple or retired individuals. This meticulously maintained property is situated within a gated development, offering a secure and tranquil living environment set in a stunning location.

As you step inside, you'll be greeted by an immaculate open-plan kitchen, dining, and sitting area, featuring French doors that open to reveal the stunning views leading to an attractive patio garden area offering a perfect spot for al fresco dining with an added advantage of an electric awning. The spacious kitchen is equipped with high-quality appliances and ample storage space, making it an ideal space for entertaining or everyday living.

The double bedroom is a true sanctuary, boasting a generous amount of storage space and a beautifully presented en-suite bathroom with French doors that lead out to the picturesque views of the River Avon. Imagine waking up each morning to the sound of birdsong and enjoying a leisurely breakfast while taking in the serene views.

The property also offers a 2nd reception room leading off the spacious hallway which could be used as an occasional bedroom for guests, a home office or a snug.



Additional features of this exceptional apartment include:

- Spacious hallway with storage and utility cupboard.
- Extra reception room that can be used as an office, snug, or occasional spare bedroom \*Allocated parking for 2 cars and plenty of storage options
- Developed by a private developer to an exceptionally high standard

Located in the heart of Bidford village, you'll enjoy easy access to local amenities, including shops, post office, pharmacy, pubs, village cafe and restaurants. This apartment is a rare find in a sought-after location, making it an ideal investment opportunity or perfect home for those seeking a peaceful retreat.

Don't miss this chance to own a piece of paradise in this stunning apartment. Contact us today to arrange a viewing and make this beautiful property become a reality!

## KEY INGREDIENTS



Tenure  
Leasehold



Council Tax  
Band - D



EPC  
Band - B



South West Facing



Mains Services  
Gas, Electric &  
Water



Heating System  
Gas Central Heating



WHY NOT TAKE  
A LOOK INSIDE?  
GIVE US A CALL  
01789 414222





TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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