



  
**EDWARDS**  
ESTABLISHED 2007

**WOOD STREET  
STRATFORD-UPON-AVON CV37 6JF**

# FOR STARTERS



ASKING PRICE  
£275,000

## MAIN COURSE

**\*\*A Charming Grade II Listed Duplex Apartment in the Heart of Stratford-upon-Avon\*\***

Situated in the very heart of Stratford-upon-Avon town centre, this Grade II listed two double bedroom duplex apartment is brimming with character and charm. Available for sale with no onward chain, it offers a unique opportunity for a variety of buyers, from first-time homeowners and investors to those looking for a convenient lock-up-and-leave property.

The apartment's central location ensures you have all the town's amenities at your fingertips, making it an ideal choice for those seeking ease and convenience. Accessed via a communal door and staircase to the front of the building, the apartment is arranged over two floors.

Upon entering, the hallway leads you to a delightful dining kitchen and a separate lounge. The dining kitchen features a range of white units, an integrated oven and hob, and space for additional appliances. This room is perfect for entertaining, with ample space for a dining table. Character features such as a large bay window and exposed beams add to the charm of this welcoming space.

The lounge, also benefiting from a large walk-in bay window, is a bright and airy room ideal for relaxation. A feature fireplace with a wood surround enhances the cosy atmosphere. Completing this level



is the bathroom, fitted with a bath and shower over.

Upstairs, you'll find two generously sized double bedrooms. The main bedroom is particularly impressive, boasting high vaulted ceilings and a beautiful exposed brick wall. The second bedroom also features a vaulted ceiling and comfortably accommodates a double bed.

Outside, there is a communal roof terrace at the rear of the property, providing a pleasant outdoor space. The building can also be accessed from this area. Parking is available on the street.

The property is being sold with a new 125-year lease, offering peace of mind for years to come. With its central location, unique features, and no chain, this charming duplex apartment is a rare find in Stratford-upon-Avon.



# KEY INGREDIENTS



Tenure  
Leasehold



Council Tax  
Band - B



EPC  
Band - D



N/A



Mains Services  
Gas, Electric, Water

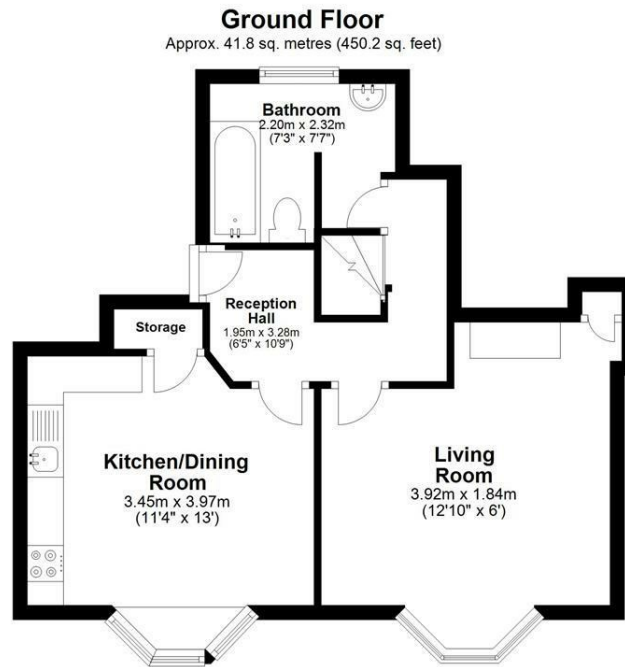


Heating System  
Gas Central Heating



Stratford High  
School

WHY NOT TAKE  
A LOOK INSIDE?  
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Total area: approx. 88.5 sq. metres (953.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

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