



**Montague Court, 89 Shipston Road**  
CV37 7LW

In Excess of **£245,000**



A well-proportioned, immaculately presented, two-double bedroom first floor apartment having two bathrooms and an allocated parking space. Situated in a desirable area South of the River. The property is being offered for sale with no onward chain, making for a straightforward move, and represents excellent value for its location, something that is becoming increasingly hard to find in this part of Stratford.

From here, you can enjoy a lovely walk into town along the Tramway or dropping down on to the recreation ground and along the banks of the River Avon – one of those simple pleasures that really enhances day-to-day living. Whether it's a morning coffee walk, an evening stroll, or heading into town for dinner, it's all right on your doorstep. And if sport is your thing, Stratford tennis, squash and cricket clubs are no more than a five minute walk away.

Approached via the communal front entrance door, located on the side of the building. The communal staircase rises to the first floor where two apartments are accessed. Step inside and you are welcomed into the generous open-plan living / kitchen / dining room. A real highlight, this is a sociable space that works perfectly for both everyday living and entertaining. You immediately notice the lovely high ceilings and a sense of space.



The kitchen is fitted with a range of units having plenty of work surface space to cook up a storm in front of dining guests and the conversation would flow effortlessly. The appliances are all integrated giving that seamless look. The living area can accommodate the largest of dining tables and there is plenty of space for sofas and chairs when you wish to cosy up together for a movie night.



There are two bedrooms, both well-proportioned doubles and both with the advantage of ample wardrobe space to keep the rooms decluttered. The master bedroom benefits from its own en-suite shower room, adding that extra level of convenience and, whilst the second bedroom is ideal for guests, it could also be used as a home office or additional living space depending on your needs. The main bathroom is fitted with a three-piece bath suite.

Outside, the property benefits from one allocated parking space, along with well-maintained communal garden and bin storage area.

All in all, this is a great opportunity to secure a well-located apartment at an attractive price point. Whether you are a first-time buyer, downsizer or investor, the combination of location, space and lifestyle on offer here makes this one well worth viewing.

Homes in positions like this, with such easy access to the town, river and green spaces, are always popular and once you experience the setting for yourself, you'll understand exactly why.





Council Tax band: C

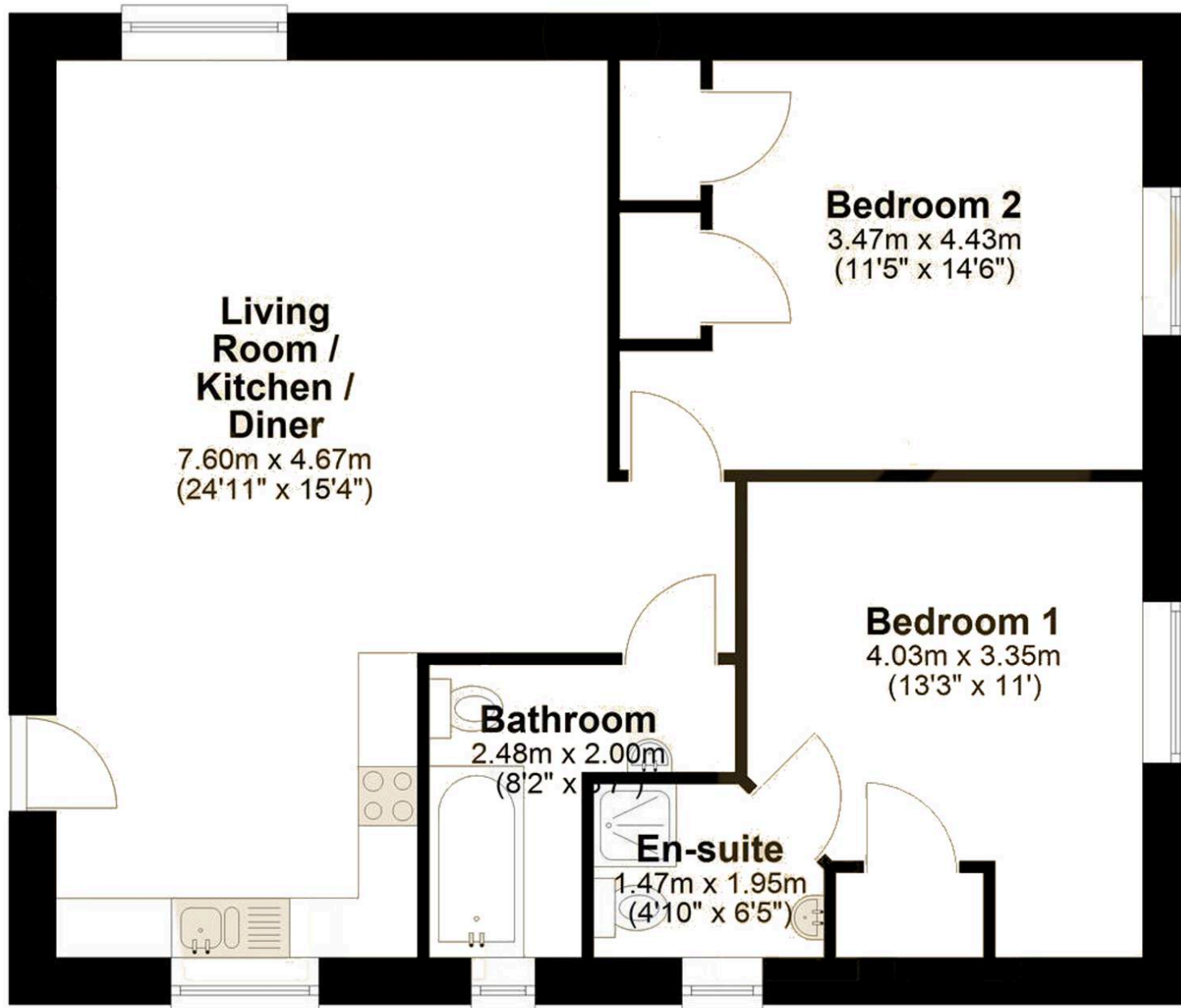
Tenure: Leasehold

EPC Energy Rating: C

- Executive First Floor Apartment
- Two Double Bedrooms
- Open Plan Living Kitchen Dining Space
- Two Bathrooms - En-Suite to Master Bedroom
- One Allocated Parking Space
- Well Maintained Development
- Beautiful Walks Along the Tramway, Rec & River Avon
- Walking Distance to Town Centre
- Prime Stratford-upon-Avon Location
- No Onward Chain

# First Floor

Approx. 69.9 sq. metres (752.6 sq. feet)



Total area: approx. 69.9 sq. metres (752.6 sq. feet)





## Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01789 332877 • [hello@nataliechristopher.co.uk](mailto:hello@nataliechristopher.co.uk) • [nataliechristopher.co.uk](http://nataliechristopher.co.uk)

