



Connells

Bardswell Court
Stratford-Upon-Avon



Property Description

Charming 1-Bedroom Coach House Apartment in the Heart of Stratford-upon-Avon.

Nestled in the vibrant town centre of historic Stratford-upon-Avon, this delightful one-bedroom coach house apartment offers a rare blend of privacy, convenience, and character. With its own private entrance and only one side attached to a neighbouring townhouse, this home provides a peaceful retreat just moments from shops, restaurants, and cultural landmarks.

Entrance Porch

Step into a private entrance porch that sets the tone for this charming coach house apartment. This inviting space offers a practical and stylish welcome, with stairs leading directly up to the main living area. The porch provides a useful buffer from the outside, ideal for storing coats and shoes, while the staircase adds a sense of separation and privacy from the street level.

Cloakroom

The cloakroom offers practical convenience with a modern finish. It features a low-level WC and a sleek wash hand basin, complemented by easy-care laminate flooring. Ideal for guests or everyday use, this space adds functionality and comfort to the home.

Lounge

9' 1" x 22' 1" (2.77m x 6.73m)

The generously sized lounge is a bright and welcoming space, featuring soft carpet underfoot for added comfort. Two double glazed windows allow plenty of natural light to fill the room, creating a warm and airy atmosphere. A standard radiator ensures year-round comfort, while the open-plan layout flows seamlessly into the kitchen, making it ideal for modern living and entertaining.

Kitchen

9' 1" x 22' 1" (2.77m x 6.73m)

The kitchen is both stylish and functional, featuring easy-to-maintain laminate flooring and tiled splashbacks for a clean, contemporary look. It includes a built-in oven with electric hob, a stainless steel sink and drainer positioned beneath a double glazed window, allowing natural light to brighten the space. There is plumbing and space for a washing machine, and the wall-mounted boiler is neatly housed within the kitchen area, offering efficient heating and hot water.

Hallway

Storage cupboard.

Bedroom One

8' 1" x 9' 1" (2.46m x 2.77m)

This well-proportioned double bedroom offers a calm and contemporary space, complete with sleek laminate flooring for a modern finish. A double glazed window allows natural

light to brighten the room, while a built-in wardrobe provides convenient storage. A standard radiator ensures comfort throughout the seasons, making this an ideal retreat at the end of the day.

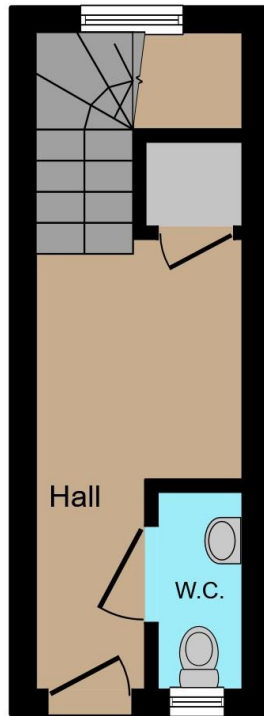
Bathroom

The bathroom is well-appointed with a modern walk-in shower, complemented by fully tiled walls and practical vinyl flooring. A low-level WC and a sleek wash hand basin provide everyday convenience, while an extractor fan ensures good ventilation. A double glazed window brings in natural light, enhancing the fresh and clean feel of the space.

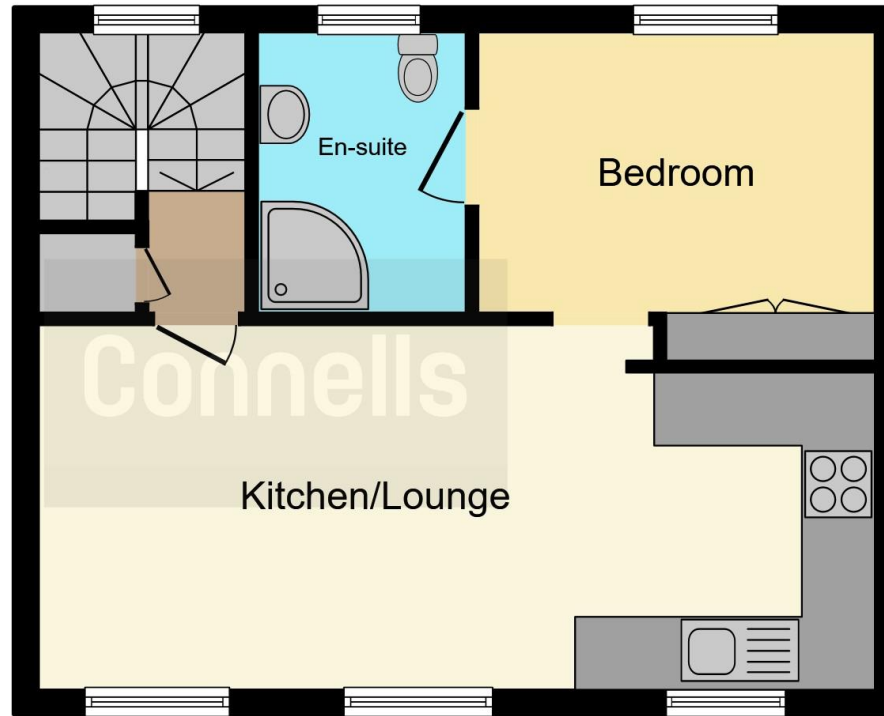








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: C

Council Tax
 Band: Deleted

Service Charge:
 1500.00

Ground Rent:
 150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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