



FOR STARTERS



GUIDE PRICE
£170,000

MAIN COURSE

Spacious Two-Bedroom Apartment in a Fantastic Location - No Onward Chain!

A fantastic opportunity to purchase a spacious two double bedroom apartment, ideally positioned next to the popular Maybird Shopping Centre and within easy walking distance of Stratford-upon-Avon town centre and the train station. With a fantastic selection of shops, restaurants and everyday amenities right on your doorstep, this is an incredibly convenient location and an ideal property for first-time buyers, downsizers or anyone looking for a low-maintenance bolthole. Offered to the market with NO ONWARD CHAIN and presented in move-in ready condition, this is one not to be missed!

The apartment offers surprisingly spacious and well-proportioned accommodation throughout, with a welcoming entrance hall providing access to all the principal rooms.

The heart of the home is the impressive open-plan kitchen, living and dining room, creating a fantastic sociable space for both everyday living and entertaining. There is plenty of room for a comfortable seating area and dining table, whilst the kitchen provides a practical and contemporary setting for cooking and hosting. A Juliet balcony provides an attractive feature to the room, allowing plenty of natural light in and creating a lovely sense of openness.

The property benefits from two generous double bedrooms, providing



excellent flexibility whether you are looking for a home for yourself, a guest bedroom, home office or simply additional space.

The principal bedroom is particularly appealing, benefiting from its own en-suite shower room, providing that added level of privacy and convenience. The second bedroom is another well-proportioned double and is served by the main bathroom.

The apartment is situated within a well-maintained development and benefits from lift access, making it easily accessible and particularly convenient for day-to-day living. Externally, the property comes with an allocated parking space to the rear, providing valuable off-road parking in such a convenient town location.

KEY INGREDIENTS



Tenure
Leasehold



Council Tax
Band - C



EPC
Band - C



N/A



Mains Electric,
Water, Drainage



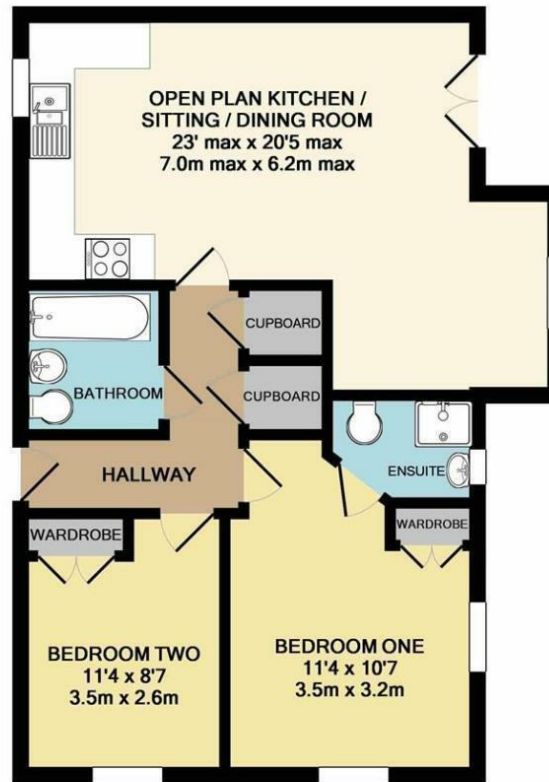
Electric Heating



TBC

WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
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TOTAL APPROX. FLOOR AREA 679 SQ.FT. (63.1 SQ.M.)

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

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