

Meon Vale, Stratford-upon-Avon

£170,000







2 | 1 | 1 | Leasehold | EPC rating: A

- 2 Double Bedrooms
- Living/Dining Space
- Family Bathroom
- Top Floor Apartment
- Leasehold: 987 Years Remaining
- Private Parking
- Large Communal Garden
- Modern Fixtures / Fittings

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Property is personal

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Description

A well-presented two-bedroom Top Floor Maisonette, pleasantly situated in a quiet position within the popular Meon Vale development, overlooking stunning communal gardens.

Benefitting from its own private entrance, you are welcomed into the property by a staircase leading to a central landing, providing access to all rooms, creating a lovely first impression. To the right, you will find a modern fitted kitchen, offering a practical and contemporary space for everyday cooking.

The cosy living room offers a sociable open-plan feel, with comfortable living and dining space, creating an inviting setting for relaxing, entertaining and everyday living.

There are two bedrooms, including a generous master bedroom with ample space for wardrobe storage and additional potential to accommodate an ensuite, subject to requirements and any necessary permissions. The second bedroom is also a double and offers excellent flexibility, making it ideal as a guest bedroom, nursery, child's room or home office. With some rearrangement of the furniture, the room could potentially accommodate a double bed.

Completing the accommodation is a modern family bathroom, fitted with a bath and overhead shower, complemented by contemporary fixtures and fittings.

Externally, the apartment benefits from its own front patio garden, providing space for a small outdoor dining set or seating area. This pleasant outdoor space enjoys views across the attractive communal gardens, creating a peaceful setting to relax and enjoy the surroundings.

Photographs









Location

Situated within the popular and desirable residential development of Meon Vale, this property enjoys an attractive semi-rural setting, combining modern village living with convenient access to Stratford-upon-Avon and the beautiful surrounding countryside.

Located approximately 5-6 miles from Stratford-upon-Avon, the property is ideally placed for access to the town's excellent range of shops, supermarkets, restaurants, cafes, pubs, leisure facilities and cultural attractions, including the renowned Royal Shakespeare Theatre. Meon Vale itself benefits from a range of local amenities, including a convenience store, gym, sports facilities, children's play areas and community spaces.

The development is particularly popular with families, with Tudor Grange Primary Academy Meon Vale situated within the estate. Further primary and secondary schooling is available in nearby Lower Quinton and Stratford-upon-Avon.

For those who enjoy the outdoors, the area offers an abundance of countryside walks and cycling routes, including access to the Stratford Greenway. The picturesque villages of Lower Quinton and Mickleton are nearby, while the Cotswolds, including Chipping Campden and Broadway, are within easy driving distance.

Transport links are also convenient, with Honeybourne railway station providing connections towards Oxford and Worcester, alongside local bus services and good road links via Stratford-upon-Avon and the A46. The location is well suited to commuters working in Stratford, Evesham, Warwick and the wider Midlands.

Overall, Meon Vale offers an appealing balance of community living, local amenities and countryside surroundings, making it an attractive location for families, professionals and those seeking a quieter lifestyle within easy reach of Stratford-upon-Avon.

Additional Information

- Allocated Parking
- Communal bike Storage Shed
- External Patio Space
- Built in 2014
- Top Floor Apartment
- Shared Communal Garden
- Gas Central Heating
- EPC: A
- Local Council: Stratford Upon Avon District Council
- Leasehold: 987 Years Remaining
- Annual Service Charge: £165

Disclaimer Property Details: Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. The lease details & charges have been provided by the owner and you should have these verified by a solicitor.

Anti-Money Laundering (AML) Checks
In line with UK Anti-Money Laundering Regulations, all successful buyers will be required to complete identity and source-of-funds checks. A charge of £45 inc VAT per person applies for these checks. To ensure compliance, buyer details will be shared with a third-party AML provider who will contact you directly to complete the verification process. This is a legal requirement placed upon estate agents and is designed to protect all parties involved in the transaction.

Floorplan



First Floor

Total floor area: 64.1 sq.m. (690 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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Map

