



# FOR STARTERS



OFFERS IN EXCESS OF  
£660,000

## MAIN COURSE

Set in a highly desirable and peaceful position with direct access into Stratford Park and within easy walking distance of the town centre, this impressive executive-style three bedroom duplex apartment offers generous, flexible accommodation arranged over the first and second floors. Located to the rear of an exclusive gated development, the property enjoys a wonderful sense of privacy alongside beautiful views over Stratford Park and the River Avon.

The apartment is available for sale with no onward chain and would make an ideal purchase for downsizers or those seeking a secure "lock up and leave" home, benefitting from electric gated access, a lovely communal garden, and an oversized single garage with an electric up-and-over door that comfortably accommodates a car.

You enter through the communal hallway on the ground and stairs rise to the first floor with access to the property into a large and welcoming hallway, with double doors to the left leading through to the impressive open-plan living, kitchen and dining room. This superb space offers plenty of room for generous seating and a large dining table, with a focal feature gas living-flame fire creating a warm and inviting atmosphere. French doors open onto a private balcony, perfectly positioned to enjoy views over the park, river and communal gardens. These along with a beautiful arched window, flood the room with light. The kitchen is fully fitted with quartz worktops and a range of integrated appliances including a gas hob, electric oven, microwave and dishwasher, along with space for a freestanding American-style fridge freezer.

Also on this level are two large double bedrooms, both benefiting from built-in wardrobes. The layout offers excellent flexibility, with one of these rooms equally suitable for use as a second reception room if desired. The main bathroom is fully tiled and fitted with a contemporary suite, featuring both a separate shower and a bath. Completing the floor is a good sized utility room providing space and plumbing for a washing machine, along with space for a tumble dryer and useful additional storage.

The second floor is dedicated to a truly impressive master suite. This stunning space offers real "wow" factor, with a huge bedroom featuring Velux windows that open to form a walk-out balcony, affording far-reaching views over Stratford town and the theatre. There is a generous dressing area with fitted wardrobes, an additional dressing room or study

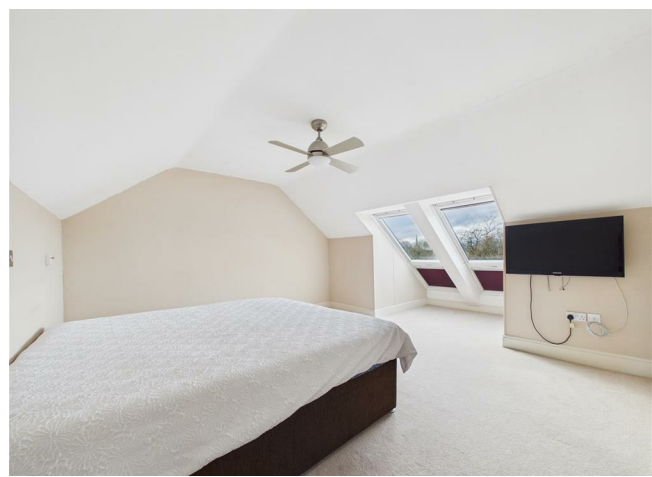


with Velux window. There is also a well-appointed en-suite shower room, featuring a good sized separate shower and bath and large vanity unit with twin sinks.


Location is key with this property, with the RSC theatre, river, park and town quite literally on your doorstep, yet tucked away in a secure and secluded setting. A private gate from the communal garden provides easy access directly onto the tramway for easy pedestrian access to town. This exceptional apartment combines space, style and location in equal measure.


There are 106 years remaining on the lease.

The property is subject to a service charge. The charge for 2025 was approximately £2,875. There is also a ground rent charge of approximately £250. The charges stated are approximate and for guidance only. It is subject to change and should be verified by the purchaser with their conveyancer prior to exchange of contracts.




# KEY INGREDIENTS

 Tenure  
Leasehold

 Council Tax  
Band - F

 EPC  
Band - B

 West Facing Rear  
Communal Garden

 Mains Gas, Electric,  
Water & Drainage

 Heating System  
Gas Central

  
Close Proximity to  
RSC Theatre

WHY NOT TAKE  
A LOOK INSIDE?  
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Floor 0 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**

1644 ft<sup>2</sup>  
152.6 m<sup>2</sup>

**Reduced headroom**

59 ft<sup>2</sup>  
5.5 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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