



Connells

The Assembly Rooms, Church Street
Shipston-On-Stour



Property Description

This beautifully presented two-bedroom ground floor apartment offers stylish, modern living with the benefit of underfloor heating throughout. The property enjoys a bright and welcoming layout, beginning with a spacious entrance hall that sets the tone for the rest of the home.

The heart of the apartment is the generous open-plan living space, combining the kitchen, lounge and dining areas into a versatile and inviting environment. Two double-glazed front-facing windows allow natural light to fill the room, while the contemporary kitchen features coordinated units, complementary work surfaces and a full range of integrated appliances, creating a practical and attractive setting for everyday living.

Both bedrooms are well-proportioned and thoughtfully designed. One benefits from a fitted desk, storage and shelving—ideal for home working—while the second offers an air-conditioning unit, fitted wardrobes and additional built-in storage, ensuring excellent functionality.

The modern shower room is partly tiled and fitted with a white suite, including a vanity unit, bidet and shower enclosure, complemented by ceiling downlighters, extractor fan, shaver point and a heated chrome towel rail.

Externally, the property provides communal parking with allocated spaces for residents, adding convenience to its many appealing features. Overall, this is a well-appointed, low-maintenance home ideal for those seeking comfort, practicality and modern finishes.

Introduction

Entrance Hall

Accessed via the front elevation, the apartment opens into a spacious entrance hall featuring underfloor heating, which continues throughout the property. Doors lead from the hallway to all rooms.

Open Plan Kitchen/Living Room

A generously sized open-plan living space featuring two double-glazed windows to the front elevation. The kitchen is fitted with matching wall and base units, complemented by coordinated work surfaces. It includes an inset stainless-steel one-and-a-half bowl sink with drainer and mixer tap, along with a range of integrated appliances: electric oven, gas hob with extractor hood, dishwasher, washing machine and fridge-freezer. The room also benefits from ceiling downlighters, fitted storage cupboards and shelving.

Bedroom One

A well-presented room featuring ceiling downlighters and a fitted desk, storage and shelving unit positioned beneath a double-glazed window to the front elevation.

Bedroom Two

A bright and comfortable second bedroom featuring modern ceiling downlighters and a fitted air-conditioning unit for year-round

comfort. The room is well-equipped with built-in wardrobes providing generous hanging and storage space, along with an additional storage cupboard.

Shower Room

A stylish, partly tiled shower room fitted with a white suite comprising a low-level WC, bidet, shower enclosure and a wash hand basin set within a contemporary vanity unit. Additional features include an extractor fan, ceiling downlighters, shaver point and a heated chrome ladder-style towel rail, adding both practicality and comfort to the space.

Outside

To the front of the property there is communal parking, including allocated spaces for residents.

Council Tax

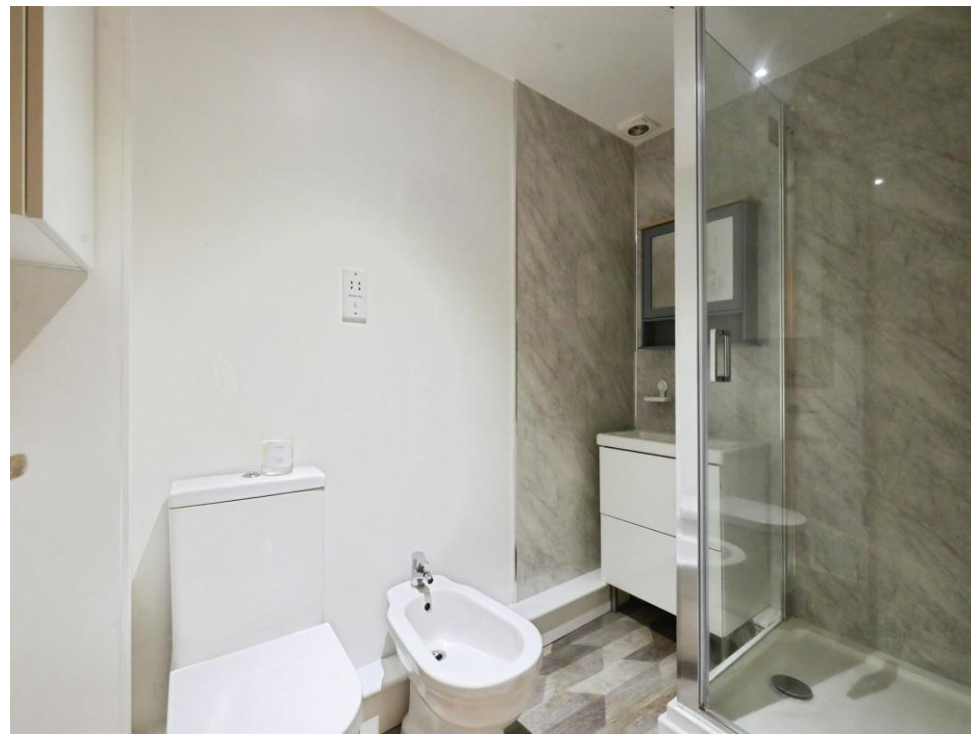
Local Authority: Stratford District Council

Band 'C'

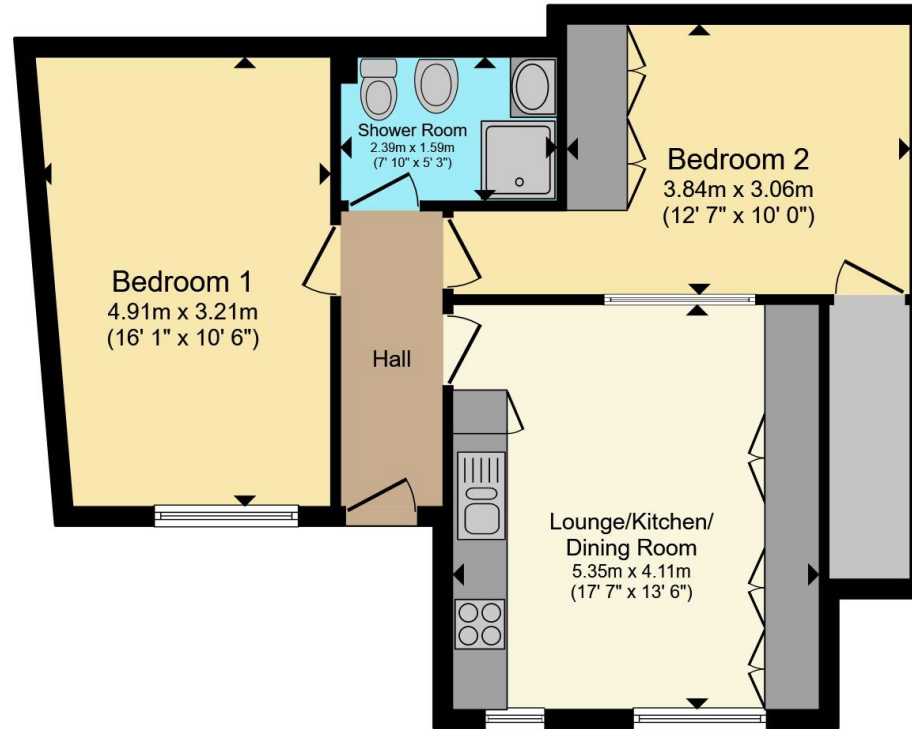
Viewings

Viewings strictly via appointment with the selling agent only.









Total floor area 57.9 m² (623 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: C Council Tax Band: C

Service Charge: 300.00 Ground Rent: 1.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WBE104133

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Mar 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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