



Connells

Flat 3 Warwick Road
Stratford-Upon-Avon

Flat 3 Warwick Road Stratford-Upon-Avon CV37 6YW

for sale
£325,000



Property Description

Ideally located just a five-minute walk from Stratford-upon-Avon town centre, this highly sought-after development offers stylish and convenient living. The property features two generous double bedrooms, both benefiting from en-suite bathrooms.

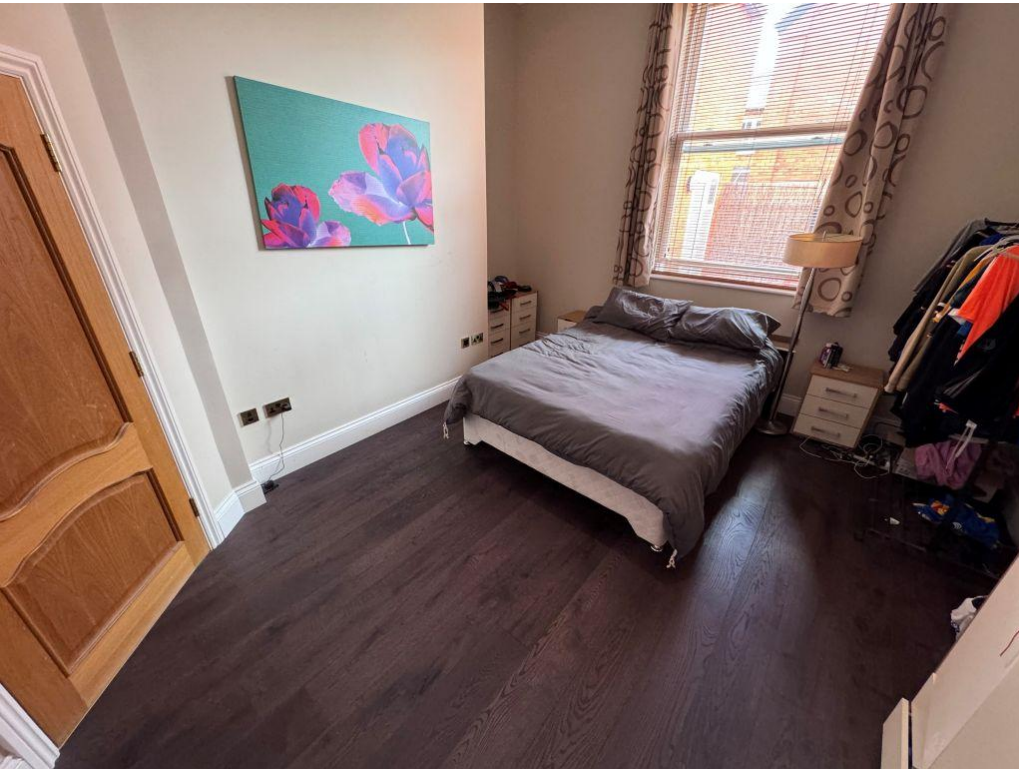
A spacious and light-filled living room provides the perfect space to relax and entertain, while the modern kitchen is well designed and fitted with integrated appliances.

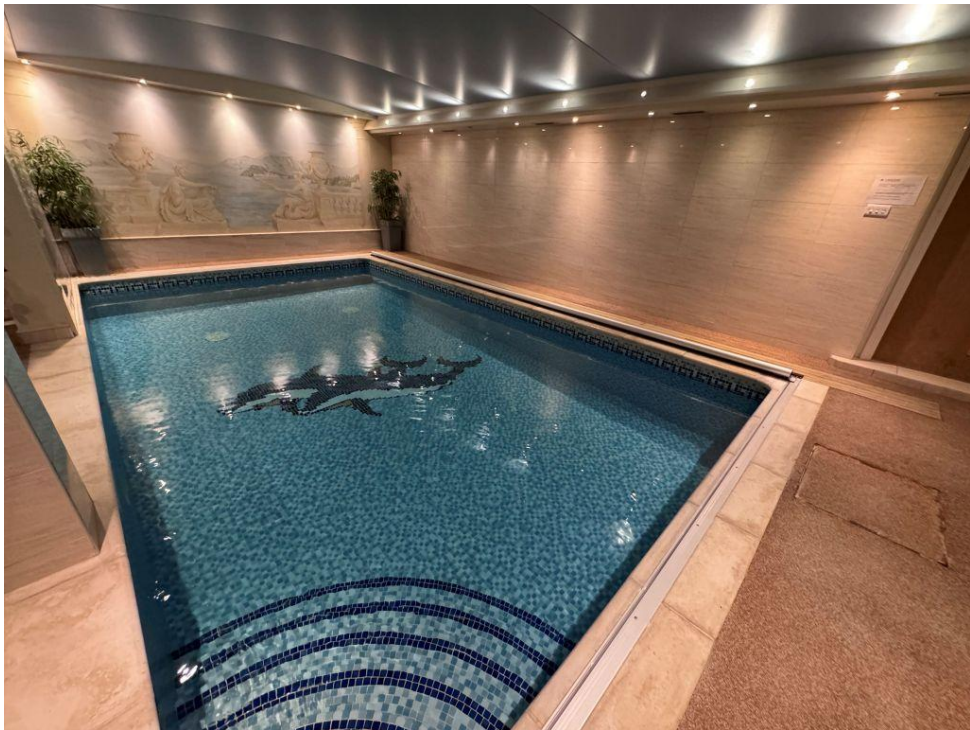
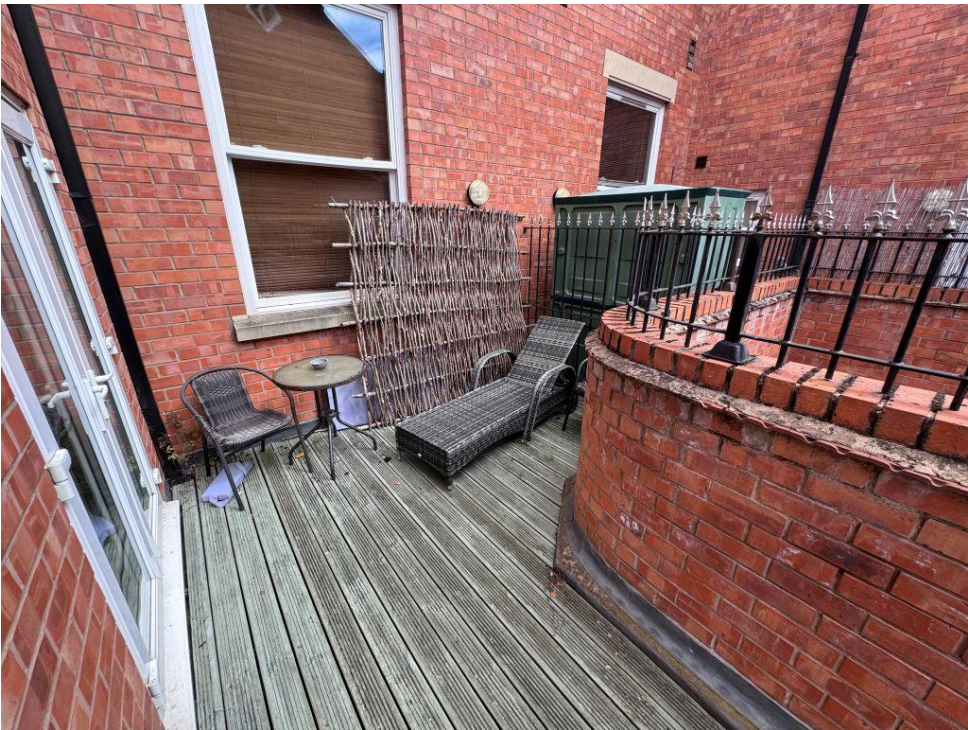
Residents benefit from access to excellent on-site facilities, including a gym and swimming pool, adding to the appeal of this desirable home.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









To view this property please contact Connells on

T 01789 266204
E stratforduponavon@connells.co.uk

11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: C Council Tax
Band: E

Service Charge:
1600.00

Ground Rent:
150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108914

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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Property Ref: STR108914 - 0005