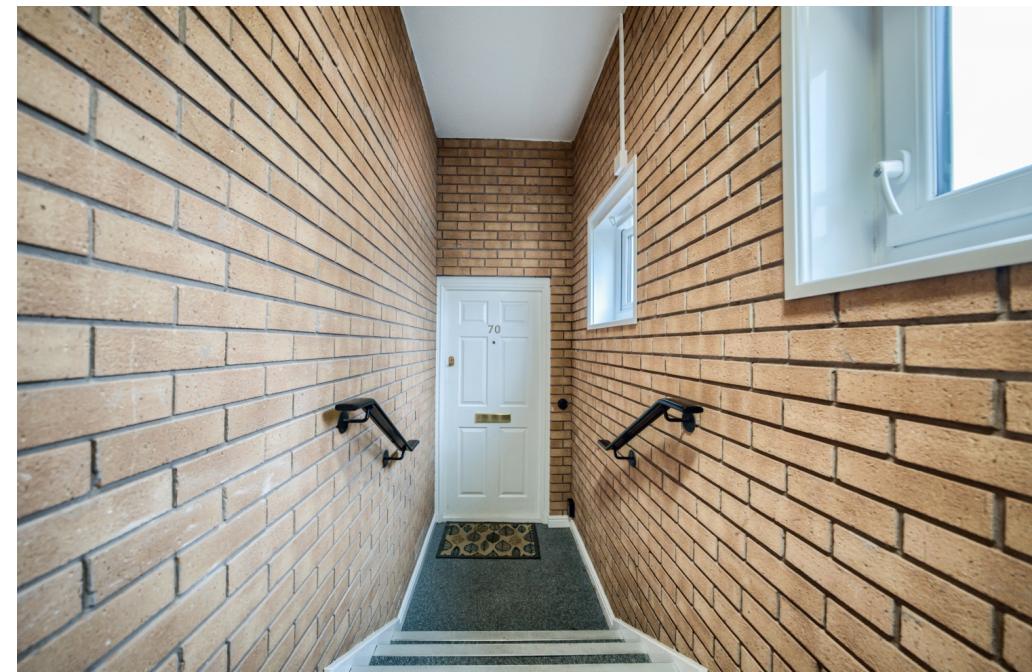




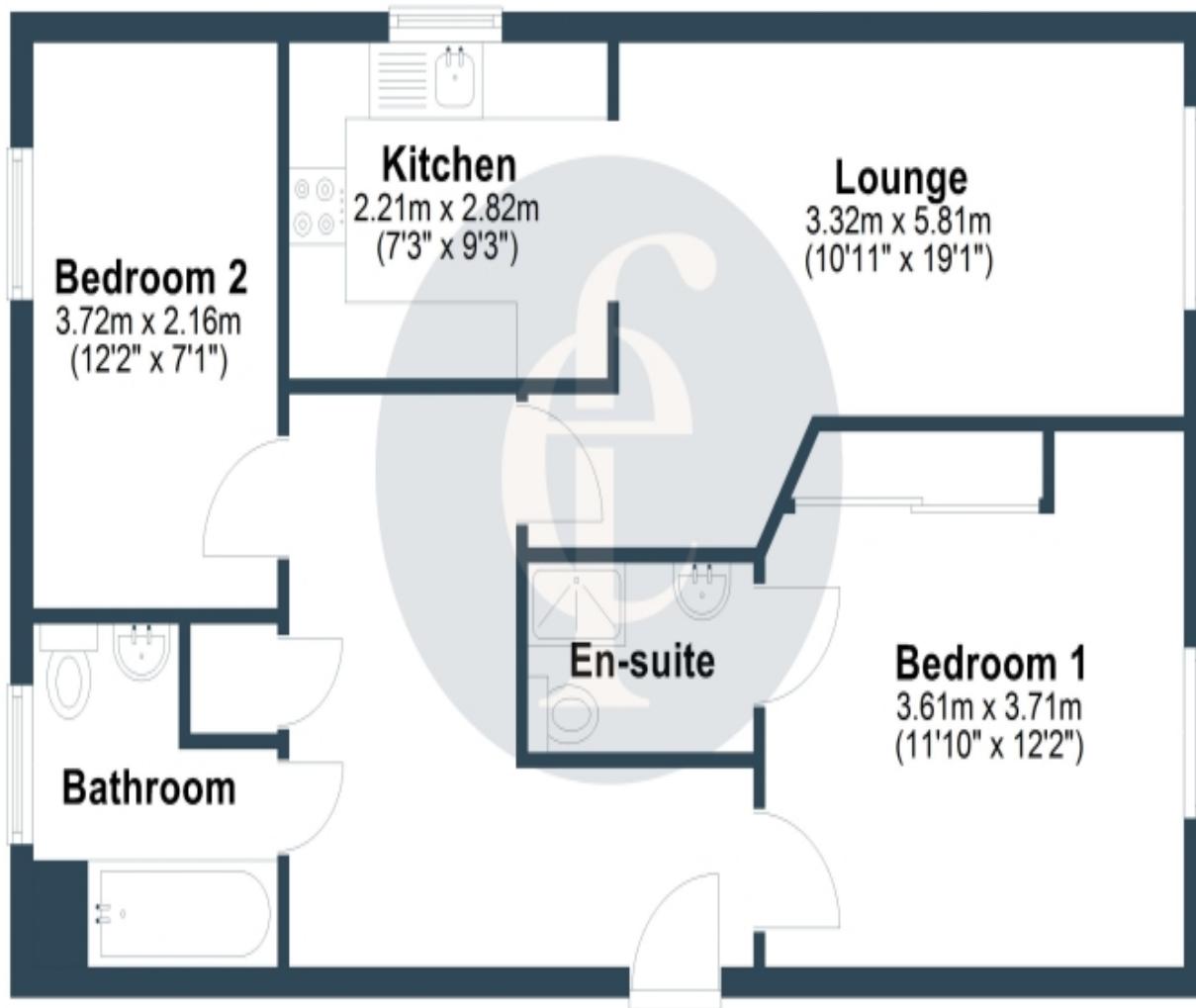
**Addison Drive, , Stratford-upon-Avon, CV37 7PL**

**Offers In Excess Of £170,000**



# Top Floor

Approx. 59.5 sq. metres (640.5 sq. feet)



Total area: approx. 59.5 sq. metres (640.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Are you looking for a first-time or an investment lock-up and leave purchase? If you are, we believe we may have found the perfect top-floor apartment for you. If when looking for an apartment, your requirements are a secluded, quiet position, a private location, a stylish finish, and a secure top-floor position, then look no further, we have the perfect property for you.

What we love about number 70 is its location on the very edge of the highly regarded development of Trinity Mead, a short stroll to the town centre. It is nestled in a small block of just 12 apartments at the very end of a no-through road, even offering Countryside views to the rear aspect, and views on looking to town and the world famous RSC from the front aspect.

Positioned on the edge of the desirable Trinity Mead estate, just south of the River Avon. The location offers easy access to the town centre on foot or by car and is conveniently located for local supermarkets and schools. We also recognise that this particular apartment offers private parking for one car, but also further visitor parking for when your guests come to visit.

The apartment is approached via a well-maintained communal hallway with access via a further door to an inner hall offering access to just you and your neighbouring apartment. Through to the private entrance that immediately offers you space, storage, and access to all accommodation. The generously proportioned reception room offers ample space for dining and relaxing, and conveniently leads through to a modern neutral-coloured kitchen with integrated appliances and wood-effect flooring.

Both bedrooms are of a double in size with the master bedroom boasting an en-suite shower room, making it ideal if you wish to rent the property to sharers or like having guests to stay over. Completing the modern accommodation is the bathroom with a shower over the bath and tiling to the walls and floor.

Outside has the added benefit of a lawned communal garden exclusively for the residents to sit out and enjoy the fresh air and outside space. As mentioned previously, the property has allocated parking for one car and access to further visitor parking. There is also a bike store and bin store for residents.

#### General Information

The property is Leasehold with 125 years from 2007, and we are further informed that there is an annual service charge of £2,033 and annual ground rent of £250.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

To complete our quality service, Emma Franklin Estate Agents is pleased to offer the following:-

Free Valuation: Please contact the office to make an appointment.

Conveyancing: Fixed price rates agreed with our panel of experienced and respected Solicitors. Please contact the office for further details.

Mortgages: We can offer you free advice and guidance on the best and most cost-effective way to fund your purchase with the peace of mind that you are being supported by professional industry experts throughout your journey.

Emma Franklin Estate Agents for themselves and for the vendors of the property whose agents they are, give notice that these particulars do not constitute any part of a contract or offer, and are produced in good faith and set out as a general guide only. The vendor does not make or give, and neither Emma Franklin Estate Agents nor any person in his employment has the authority to make or give any representation or warranty whatsoever about this property.





Tel: 01789 590 988

Mob: 07947112186

**West Park, Alscot Estate, Atherstone Hill, Atherstone on Stour, CV37 8NF**  
[www.emmafranklinestateagents.co.uk](http://www.emmafranklinestateagents.co.uk)