



175 St. Peters Way,  
Stratford-Upon-Avon, Warwickshire, CV37 0RX

Offers In Excess Of £190,000

*A bright and spacious first-floor apartment offering well-presented accommodation and briefly comprising; two good-sized bedrooms, two bathrooms (including en-suite to the main bedroom), generous open plan lounge/dining room, modern fitted kitchen, and allocated off-road parking.*

*Providing easy, low-maintenance living in a popular town location, this property is ideally suited to first-time buyers, downsizers, buy-to-let investors, or those seeking a convenient "lock-up-and-leave" home.*

*Stratford-upon-Avon, renowned worldwide as the birthplace of William Shakespeare and home to the Royal Shakespeare Theatre, is widely regarded as the cultural heart of the region. The town offers an excellent range of shopping, leisure and recreational facilities, including those at the Maybird and Rosebird retail centres, together with an array of highly regarded restaurants, cafés and public houses. The area is exceptionally well served by schools for all age groups, including state, grammar and independent options. The property itself is also conveniently located for the local railway station ("Stratford-upon-Avon Parkway"), which offers regular trains to Leamington Spa, Solihull and Birmingham City Centre, as well as "Park & Ride" facilities. In addition, excellent road connections are provided via the A46, which offers easy access to the M5, M6, M40 and M42 motorway networks.*



This property approached off St. Peters Way (from 'Park & Ride' direction) and a paved footpath leads to the front of the building, with the communal front door opening into:

### Communal Hallway

With staircase rising to the second floor. This property is located on the first floor, with the front door opening into:

### Entrance Hall

12'9" x 3'11" (3.90m x 1.20m)

With radiator. Door into:

### Storage Cupboard

Housing the "Vent-Axia" filtration system; with fitted shelving.

From the entrance hall, a pair of doors open into:

### Open Plan Lounge/Dining Room

21'3" x 14'9" (into bay window) (6.50m x 4.50m (into bay window))

With feature UPVC double glazed bay window to the front, further UPVC double glazed window to the front, and two radiators. Opening into:

### Kitchen

9'10" x 6'10" (3.00m x 2.10m)

With a range of wall, drawer and base units with roll top work surface over, inset 1.25 bowl stainless sink with chrome mixer tap over, built-in "Bosch" oven, inset 4-ring gas hob with extractor hood over, space for a fridge-freezer, integrated "Bosch" washer-dryer, wall mounted "Ideal" gas-fired central heating boiler, tiling to splashback areas, and radiator.

### Bedroom One

10'5" x 8'10" (to wardrobe fronts) (3.20m x 2.70m (to wardrobe fronts))

With UPVC double glazed window to the rear, a range of fitted wardrobes with hanging rails and fitted shelving, and radiator. Door into:

### En-Suite Shower Room

7'6" x 4'7" (2.30m x 1.40m)

With obscure UPVC double glazed window to the rear, 3-piece suite comprising; walk-in shower unit with glazed sliding door, mains fed 'drench head' shower and additional handheld attachment over, low level WC, pedestal wash hand basin with chrome hot-and-cold taps over, extractor vent, shaving point, tiling to splashback areas, and radiator.

### Bedroom Two

11'5" x 10'2" (3.50m x 3.10m)

With UPVC double glazed window to the rear, fitted wardrobe with hanging rail and fitted shelving, and radiator. Door into:

### Airing Cupboard

Housing the "Heatrae Sadia Megaflo" hot water cylinder.

### Main Bathroom

7'6" (max)/5'10" (min) x 5'10" (2.30m (max)/1.80m (min) x 1.80m)

With 3-piece suite comprising; panelled bath with glazed shower screen, mains fed 'drench head' shower and additional handheld attachment over, low level WC, pedestal wash hand basin with chrome hot-and-cold taps over, extractor vent, shaving point, tiling to splashback areas, and radiator.

### Parking

There is allocated parking for one car.

### ADDITIONAL INFORMATION

Broadband and Mobile:

Superfast broadband speed is available in the area, with a predicted highest available download speed of 49 Mbps and a predicted highest available upload speed of 8 Mbps. Mobile signal coverage is available from the four major providers (EE, O2, Three and Vodafone):

EE - Good outdoor

O2 - Good outdoor

Three - Good outdoor

Vodafone - Good outdoor

For more information, please visit: <https://checker.ofcom.org.uk/>.

Council Tax:

Stratford-on-Avon District Council - Band C

Fixtures & Fittings:

All those items mentioned in these particulars will be included in the sale, others, if any, are specifically excluded.

Flood Risk:

This location is in 'Flood Zone 1' (Low Probability). For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>.

Services:

Mains drainage, electricity, gas and water are connected to the property. The heating is via a gas-fired boiler, which is located in the kitchen.

Tenure:

The property is Leasehold, with a term of 125 years from 1st January 2005. We understand that the ground rent is £150 per annum and the service charge is approximately £1,806.15 per annum, which covers communal maintenance, lighting, fire safety systems, utilities, administration costs and buildings insurance.

Viewing:

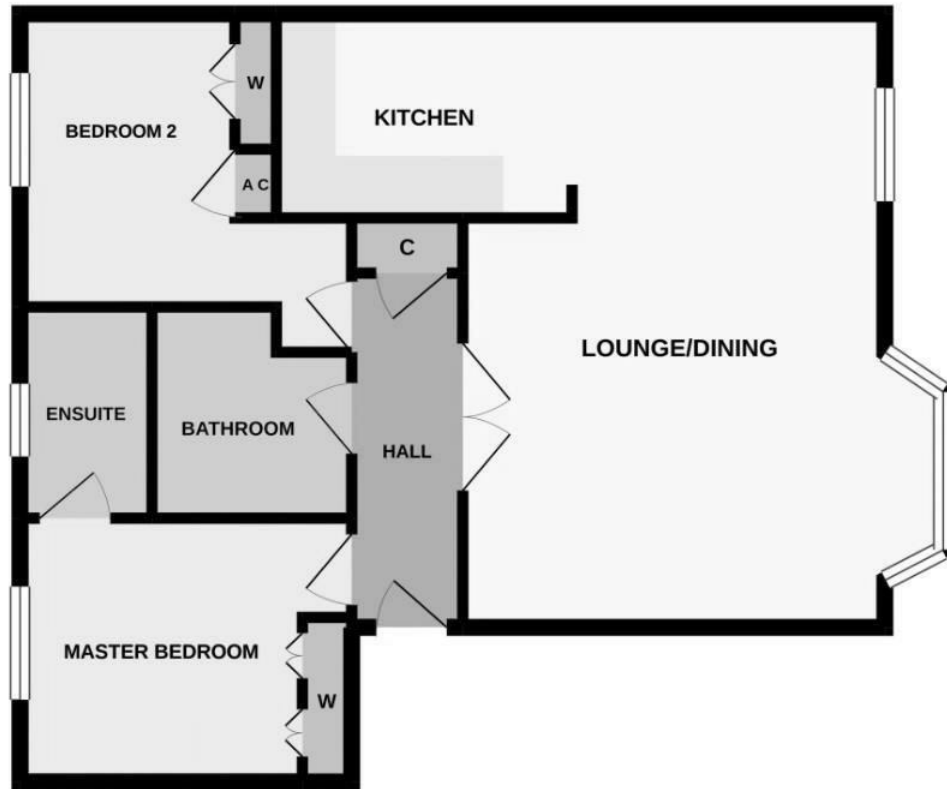
Strictly by prior appointment with Earles (01564 794 343 / 01789 330 915).

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# FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

