



**Stephenson Row, Stratford-Upon-Avon, CV37 6EQ**

**Offers over £280,000**



This stylish and spacious second floor apartment is ideally located in a fantastic area, just a short distance from Stratford Train Station and the vibrant town centre, offering excellent transport links and local amenities. Inside, you'll find an open plan lounge/diner and fitted kitchen, perfect for both relaxing and entertaining. The large hallway leads into a bright and airy living space, with doors opening out onto a private balcony, ideal for enjoying the outdoors. The apartment features two generously sized double bedrooms, including a master bedroom with its own en suite for added privacy and convenience. The second bedroom benefits from a charming Juliet balcony, allowing natural light to fill the room. A well-appointed main bathroom completes the accommodation. With its contemporary design, spacious layout, and prime location, this apartment is the perfect blend of comfort, style, and convenience.



**Hallway****Lounge/Kitchen/Dining room** 15'5" x 19'5" (4.72 x 5.93)**Bedroom One** 15'8" x 8'9" max (4.79 x 2.67 max)**Bedroom Two** 11'6" x 10'8" (3.51 x 3.26)**Ensuite** 6'5" x 4'6" (1.97 x 1.38)**Bathroom** 7'5" x 6'1" (2.28 x 1.87)**Tenure Information.**

We have been informed that the lease is for a term of 125 years, starting in 2019, which means there are 119 years remaining. The ground rent is £150 per year, and the service charge is £1,442 per annum. Please verify this information with your solicitor.



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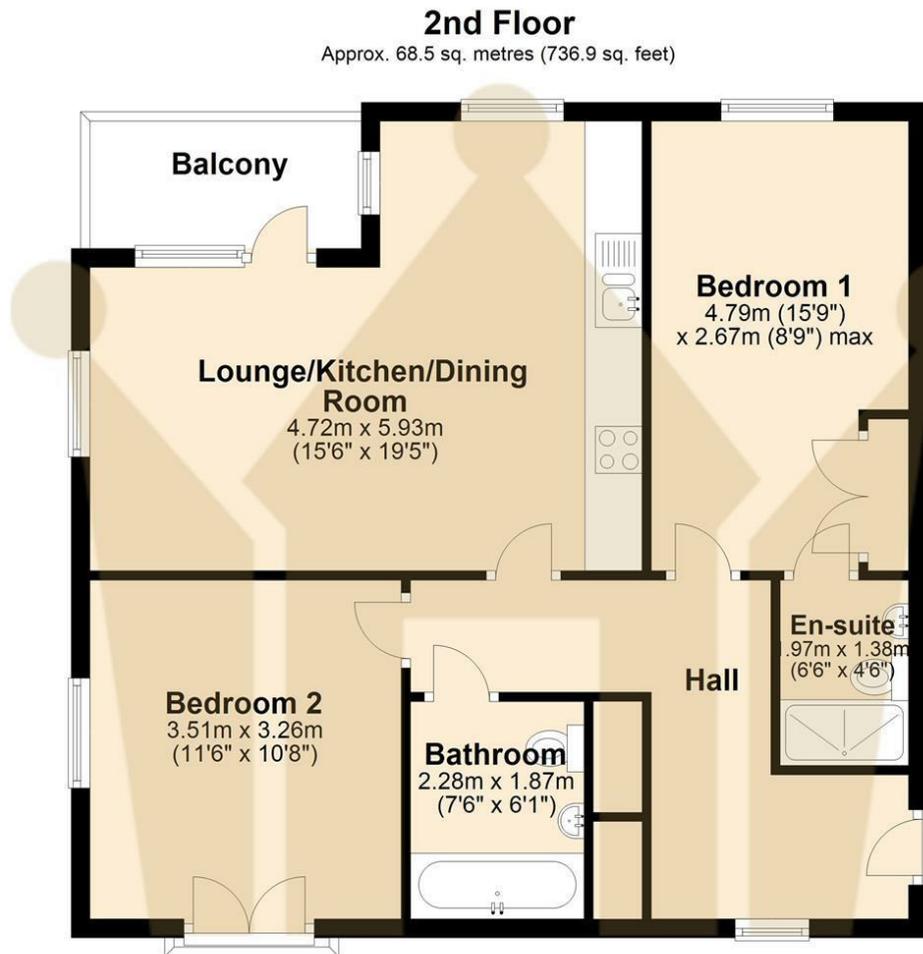
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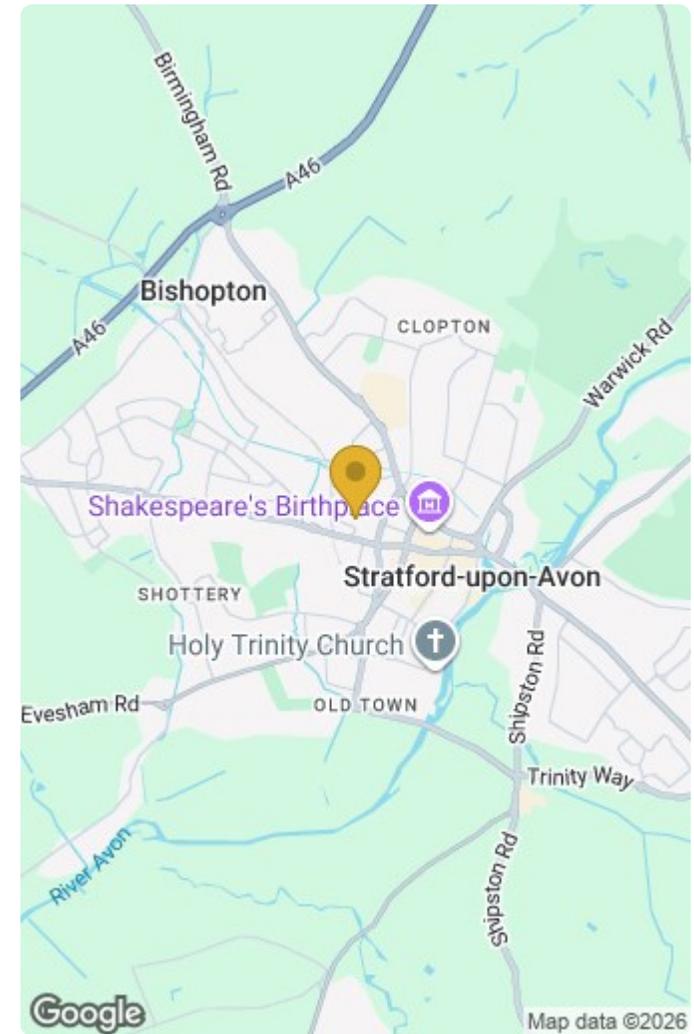
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Rosalind Court



Total area: approx. 68.5 sq. metres (736.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	