



GODFREY-PAYTON
CHARTERED SURVEYORS



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LETTINGS



£1,450 Per month

Ormond Court Stratford Road, Newbold-On-Stour, Stratford-Upon-Avon, Warwickshire, CV37 8TS

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ONLY TWO FIRST FLOOR MAISONNETTES LEFT AVAILABLE

Godfrey-Payton are delighted to offer to the rental market four newly-built Two Bedroom apartments, designed with both quality and practicality in mind. All offer private entrances and have been finished to a high standard.

The two first-floor apartments enjoy breath taking views across Ettington Park, while the two ground-floor apartments benefit from generously sized private rear gardens.

Each apartment features a beautifully appointed Howdens kitchen complete with high-quality Lamona integrated appliances, combining style with everyday practicality.

Apartment Two

Apartment Two welcomes you through an inviting entrance hallway, featuring a large double-door storage cupboard.

The principal bedroom benefits from built-in wardrobes and a contemporary en-suite shower room, complete with a walk-in shower cubicle, wash hand basin and WC.

At the heart of the home is a bright and spacious open-plan kitchen/living area, finished with luxury vinyl flooring that flows seamlessly from the hallway throughout the living space. The stylish fitted Howdens kitchen includes integrated Lamona appliances comprising an oven, hob, extractor fan and dishwasher, together with a freestanding fridge freezer.

A separate utility room offers additional storage and houses a washer/dryer.

Double doors from the living area open onto the private rear garden, featuring both a patio area and lawn, creating an ideal space for outdoor dining and relaxation.

The property also offers a second bedroom overlooking the rear garden, alongside a beautifully appointed family bathroom fitted with a WC, wash hand basin and a bath with a shower over.

Apartment Three

Apartment Three is a beautifully positioned on the ground floor, tucked away in a peaceful corner of the development, offering both privacy and an attractive outlook.

Luxury vinyl flooring welcomes you from the entrance hall into the spacious open-plan kitchen, dining and living area. The contemporary Howdens kitchen is fitted with integrated Lamona appliances, including a hob, oven, extractor hood and dishwasher, complemented by a freestanding fridge-freezer. A separate utility room discreetly houses a freestanding washing machine, helping to keep the main living space uncluttered.

Patio doors open from the kitchen directly onto a generous patio and lawned garden, creating a seamless connection between indoor and outdoor living. Boasting the largest private garden within the development, this apartment is ideal for relaxing, entertaining or enjoying the surrounding outdoor space.

The principal bedroom features a fitted wardrobe and a stylish en-suite shower room including a shower enclosure, contemporary wash basin and WC.

The second bedroom also benefits from fitted wardrobes and dual-aspect windows, providing an abundance of natural light and offering flexible accommodation, either a guest bedroom or home office.

The modern family bathroom is finished to a high standard and comprises a contemporary wash basin, WC and a bath with a shower over.

Apartment Four

Apartment four is beautifully designed, situated on the first floor and access via a stair case finished with luxury vinyl flooring. This leads into a welcoming carpeted entrance hall accessing the rest of the apartment.

The hallway opens into a spacious and light-filled open plan kitchen/living area. The jewel in the crown is the Juliette balcony which perfectly frames the stunning surround views and creates an airy, contemporary living space.

The stylish Howdens kitchen is thoughtfully appointed with integrated Lamona appliances, including an oven, hob, extractor fan, dishwasher and washer/dryer, alongside a freestanding fridge-freezer.

The principal bedroom enjoys views over the rear of the property and benefits from built-in wardrobes, providing excellent storage solutions.

A well-appointed bathroom features a bath with shower over and wash hand basin, in addition to a separate adjoining WC adding further convenience.

Completing the accommodation is a versatile second bedroom, ideal as a guest bedroom, nursery or dedicated home office.

Apartment Five

Apartment Five is the second apartment on the First Floor, accessed via an attractive staircase finished in luxury vinyl flooring, leading to a welcoming, carpeted hallway.

At the heart of the home is a bright and spacious open-plan kitchen, dining and living area, thoughtfully designed for modern living. The contemporary Howdens kitchen is fitted with integrated Lamona appliances, including a hob, oven, washer/dryer and dishwasher, complemented by a freestanding fridge-freezer. A glazed Juliette balcony floods the room with natural light while perfectly framing the stunning countryside views.

The principal bedroom benefits from a fitted wardrobe and convenient USB charging sockets, creating a comfortable and practical retreat.

The stylish bathroom features a contemporary wash basin, a bath with a shower over, and is complemented by a separate WC for added convenience.

The second bedroom offers versatile accommodation, ideal as a guest bedroom, home office or additional living space.

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

Directions

