

Connells

Swan Court
Stratford-Upon-Avon

Swan Court
Stratford-Upon-Avon CV37 7HG

for sale
£65,000







Property Description

Situated within the popular Swan Court retirement development, this well-presented one-bedroom apartment offers comfortable, secure living exclusively for the over 55s.

The apartment enjoys a generous living and dining room, providing ample space for both relaxation and entertaining. The fitted kitchen is conveniently positioned off the living accommodation and offers a practical layout with a range of storage units and work surfaces.

The double bedroom is well proportioned and benefits from fitted wardrobes, while the shower room has been thoughtfully designed for convenience and ease of use.

Residents of Swan Court benefit from a range of excellent communal facilities including beautifully maintained communal gardens, a residents' lounge, laundry facilities, guest accommodation, lift access to all floors, an on-site house manager and a 24-hour emergency call system, providing both independence and peace of mind.

Offered with no onward chain, this apartment represents an excellent opportunity for those seeking a secure and welcoming retirement community close to Stratford-upon-Avon's amenities.

Front Of Property

Swan Court is an attractive and well-maintained retirement development set within beautifully landscaped communal grounds. The development enjoys a welcoming approach with communal parking and pedestrian access through established gardens, creating a pleasant environment for residents and visitors alike

Living Room

A bright and spacious living/dining room offering excellent space for both seating and dining furniture. The room benefits from a feature fireplace and large glazed doors allowing plenty of natural light to flood the space, creating a comfortable and welcoming environment.

Kitchen

Well-appointed fitted kitchen with a range of wall and base units, work surfaces, ceramic hob, new extractor and fridge freezer / washer dryer included in sale.

Bathroom

Modern shower room fitted with a walk-in shower, wash hand basin and WC.

Bedroom

A well-proportioned double bedroom providing ample space for bedroom furniture. Enjoying plenty of natural light, the room offers a comfortable and relaxing space to unwind.

Buyers Aml Fee

Please note that the AML fee covers 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.

Vendors Notes

Night storage heaters have been replaced by modern efficient ceramic radiators.

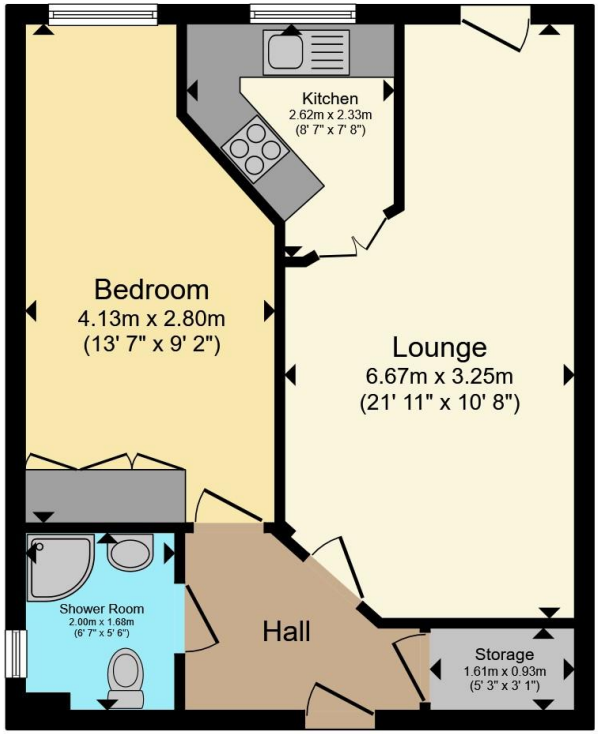












Total floor area 47.3 m² (510 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: D

Council Tax Band: D

Service Charge: 520.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STR109043

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.

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