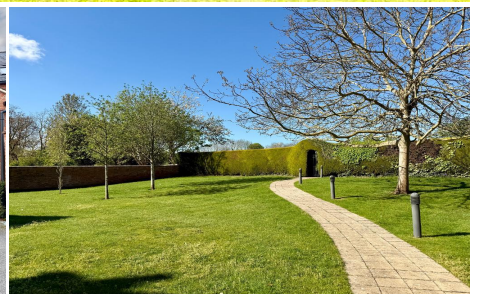
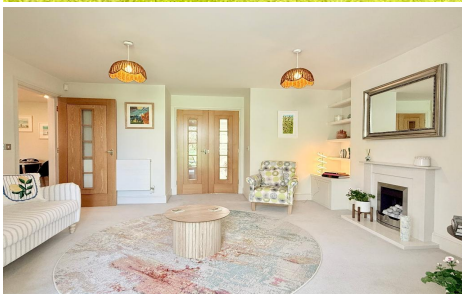


## 2 Bedroom Ground Floor Apartment for Sale - £550,000

Sequoia Mews, Shipston Road, Stratford upon Avon, CV37 7PZ



### KEY FEATURES

- Garden Apartment • 2 Double Bedrooms • 2 Bathrooms • Built in Wardrobes • NO ONWARD CHAIN • Private Garden + Communal Gardens • Allocated Parking + Visitor Parking • Secure Gated Development • Stroll to Town Centre • Direct Access to Tramway Footpath

## Description

Tucked away within the exclusive gated development of Sequoia Mews, this two-bedroom ground floor garden apartment offers a rare opportunity to secure one of the most sought-after homes in this established and beautifully maintained setting.

These apartments are consistently in demand - not simply for their location in Stratford-upon-Avon, but for the lifestyle they provide. Discreet, secure and quietly positioned, yet within easy reach of the town centre, they appeal to those who value privacy, convenience and well-kept surroundings.

The apartment is accessed via a welcoming hallway, with all rooms leading off. There are two genuine double bedrooms, both with built-in wardrobes. The principal bedroom enjoys the benefit of its own en-suite bathroom, complete with bath, walk-in shower, WC and basin. A separate shower room, also fitted with a walk-in shower, WC and basin, serves guests and the second bedroom.

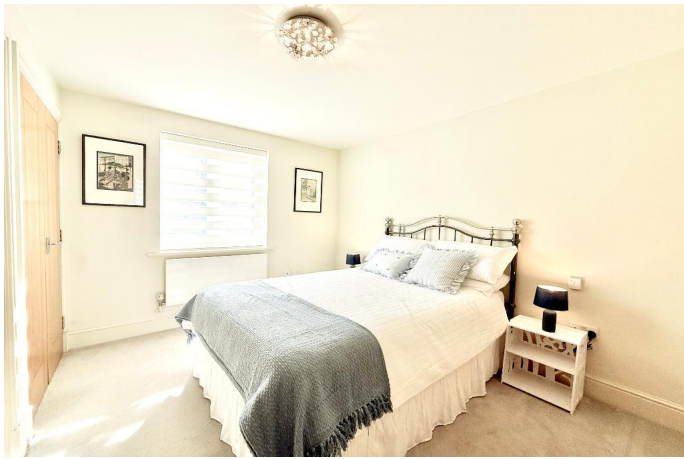
The kitchen/breakfast room is positioned to the rear, enjoying attractive views over the communal gardens - a lovely backdrop for everyday dining. The lounge is a particularly comfortable size, with double doors opening directly onto your own private garden area. From here, you step seamlessly into the beautifully tended communal gardens, which offer gated access onto the popular Tramway footpath - perfect for a gentle stroll into town or out towards the countryside.

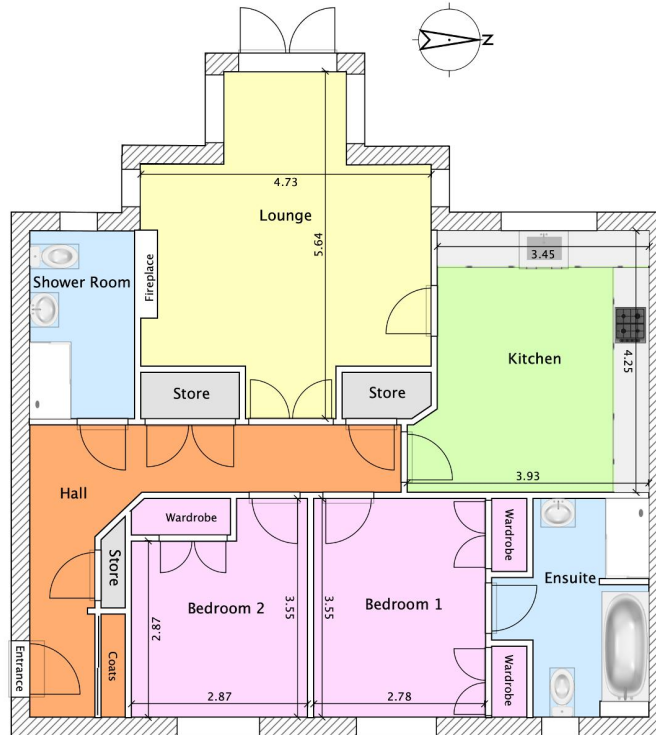
Outside, the development is securely gated and provides an allocated parking space, along with generous visitor parking for family and friends.

### Additional Information

We are informed by the vendor that the property is leasehold with 106 years remaining on the lease (as at March 2026). We are advised that there is a ground rent payable of £250 per year and a service charge of approximately £2029 per year. Council Tax Band D with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.







Indicative floor plans for illustration purposes only  
 Approximate Gross Internal Floor Area 945 ft<sup>2</sup> / 87.7 m<sup>2</sup>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		