

2 Bedroom Flat for Sale - £175,000

Wordsworth Avenue, Stratford upon Avon, Warwickshire, CV37 7JB



KEY FEATURES

• NO ONWARD CHAIN • Top Floor • Allocated Parking • 2 Double Bedrooms • Open Plan Kitchen/Diner/Lounge • 1 Minute Walk to Co-op • Walking Distance to Town Centre • Built in Wardrobes

Description

Offered for sale with no onward chain, this well-positioned two-bedroom top-floor apartment is within easy walking distance of Stratford-upon-Avon town centre, with a Co-op just a minute's walk away and a wide range of shops, cafés, restaurants and amenities close at hand.

The apartment offers well-planned, easy-to-maintain accommodation, centred around an open-plan kitchen, dining and living space. The kitchen provides a good range of fitted units and appliances, while the adjoining living area has ample room for both dining and comfortable seating.

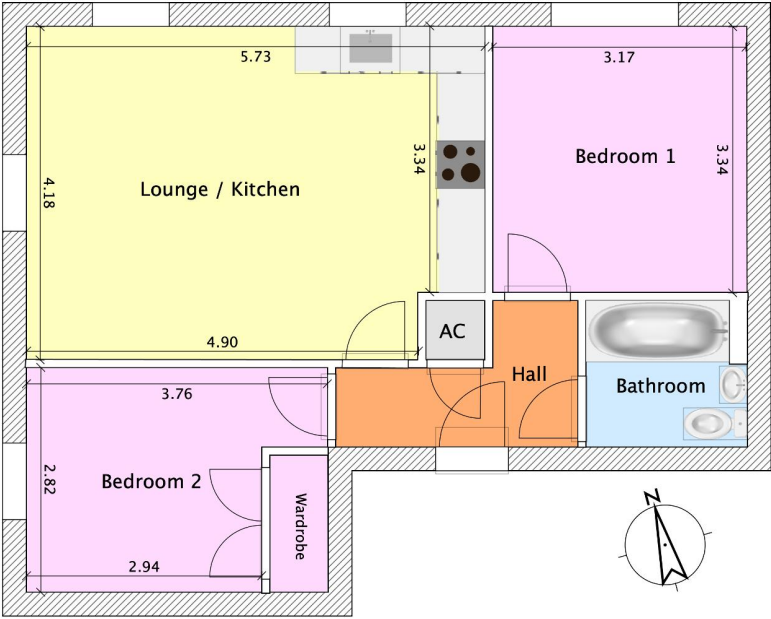
There are two double bedrooms, giving flexibility for a second bedroom, home office or occasional room, together with a bathroom. The second bedroom benefits from fitted wardrobes. Outside, the property benefits from its own allocated parking space, a particularly useful feature in such a convenient location.

With Stratford town centre within walking distance, everyday amenities almost on the doorstep and the advantage of no onward chain, this is a great option for first-time buyers, buy-to-let investors or those looking for a conveniently located Stratford property.

Additional Information

We are informed by the vendor that the property is leasehold with 102 years remaining on the lease (as at August 2026). We are advised that there is a ground rent of £150 per year and an annual service charge of £1549. Council Tax Band C with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	64 D
39-54	E		
21-38	F		
1-20	G		