

Hamlet Way, Stratford-upon-Avon

Offers Over £145,000







2 | 2 | 1 | Leasehold | EPC rating: C

- No chain / Potential to Move In Before Christmas
- Open Plan Living/Dining Space
- Perfect for Small Families, Profesionals & First Time Buyers
- Leasehold 106 Years Remaining
- 1 Allocated Parking Space
- Close Proximity To The Town
- Communal Garden with Seating Area
- Ground Floor Apartment
- Excellent Transport Links Nearby

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Property is personal

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Description

This ground floor apartment located on Hamlet Way offers convinient and low-maintenance living and is just a short walk from the town centre. Situated just off the Birmingham Road, the property is ideally placed for easy access to local amenities, the Maybird Shopping Park, and Stratford-upon-Avon railway station.

The apartment features a bright and spacious open living/dining area making it a cohesive and cosy space, ideal for both relaxing and entertaining.

A modern fitted kitchen with plenty of storage and a bright window overlooking the rear garden area.

There are two generous double bedrooms, including a master bedroom with an ensuite for ease, and a contemporary family bathroom. The property also benefits from one allocated parking space located at the rear of the property.

An early viewing is highly recommended for this property, a chance to fully appreciate the location, convenience and potential it has to offer.

Photographs









Location

This property is situated in a convenient location and is within easy reach of Stratford-upon-Avon town centre, offering a wide range of independent shops, cafes, restaurants and cultural attractions including the renowned Royal Shakespeare Theatre.

The Maybird Shopping Park is also nearby, providing convenient access to supermarkets, retail stores and everyday amenities such as M&S, ASDA Home, Boots, TKMax, Tesco and more.

The area also benefits from excellent transport connections, with Stratford-upon-Avon railway station offering rail services to Birmingham and London Marylebone.

For commuters, Stratford-upon-Avon railway station is approximately 1.3 miles away, providing

regular services to Birmingham, Leamington Spa and connecting routes towards London. Road links via the A46, M40 and M42 offer convenient access to Birmingham, Warwick, Leamington Spa, Coventry and the wider Midlands region. The property is also well placed for those working within Stratford-upon-Avon town centre, which can be reached in just a few minutes by car, bicycle or local bus making the property ideal for commuters as well as those looking to enjoy the lifestyle offered by this historic riverside town.

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Additional Information

- Electric Central Heating
  EPC: C
- Local Coucil: Stratford On Avon District Council
  Council Tax Band: C
- 1 Allocated Parking Space
- Ground rent and service charge included within the rent.
- Leasehold: Approximately 106 years remaining
- Service Charge: £176.58 Monthly included in monthly rent share
- Monthly Share Rent: £527.12
- Market Rental Figure: £975 - £1,000 PCM

Disclaimer Property Details: Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. The lease details & charges have been provided by the owner and you should have these verified by a solicitor.

Anti-Money Laundering (AML) Checks
In line with UK Anti-Money Laundering Regulations, all successful buyers will be required to complete identity and source-of-funds checks. A charge of £45 inc VAT per person applies for these checks. To ensure compliance, buyer details will be shared with a third-party AML provider who will contact you directly to complete the verification process. This is a legal requirement placed upon estate agents and is designed to protect all parties involved in the transaction.

Floorplan



Floor Plan

Total floor area: 65.3 sq.m. (703 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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Map

