



Connells

Longfellow Road
Stratford-Upon-Avon



Property Description

A beautifully presented two-bedroom ground-floor apartment located in the highly sought-after area of Stratford-upon-Avon.

Perfectly positioned for convenience, this home offers easy access to well-regarded schools, local retail shops, major supermarkets, and excellent transport links—ideal for both commuters and families.

The property benefits from a separate lobby/hallway that is shared with just one other flat opposite on the ground floor, offering an added sense of privacy and exclusivity. The apartment features a bright and spacious reception room, providing a comfortable living and dining space. There are two well-proportioned bedrooms and a modern family bathroom. Window shutters are fitted throughout the property, adding a stylish touch while offering privacy and light control.

Additional benefits include allocated parking, ensuring hassle-free convenience, and the peaceful yet central setting makes this home especially appealing.

This is an excellent opportunity for first-time buyers, downsizers, or investors looking for a property in one of Stratford-upon-Avon's most popular locations.

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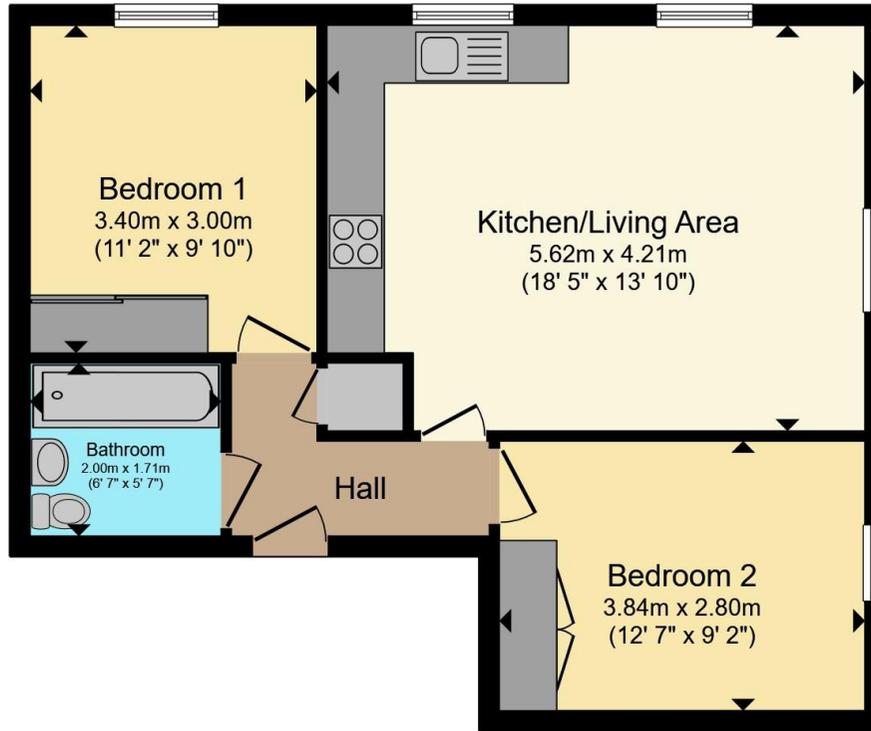
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Total floor area 53.1 m² (572 sq.ft.) approx

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



To view this property please contact Connells on

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11B Meer Street
 STRATFORD UPON AVON CV37 6QB

EPC Rating: C Council Tax Band: C

Service Charge: 1549.22

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108582

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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