

Trinity Mead, Stratford-upon-Avon

Guide price £165,000







2 | 1 | 1 | **Leasehold | EPC rating: D**

- Buy To Let Opportunity
- Ground Floor Apartment
- 2 Double Bedrooms
- Open Plan Kitchen / Dining Space
- 1 Allocated Parking Space
- Leasehold: 102 Years Remaining
- Close Proximity To The Town
- Approximate Rental Valuation
  £1,000 - £1,100 PCM

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Property is personal

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Description

Modern Two-Bedroom Ground Floor Apartment with Allocated Parking, Longfellow Road, Trinity Mead Development

An excellent opportunity to acquire a well-presented two-bedroom ground floor apartment, situated within the popular Trinity Mead development. The property benefits from nearby local shops, convenience stores and community facilities. Stratford-upon-Avon town centre is approximately 1–1.5 miles away, with regular local bus service connections.

The accommodation is accessed via a welcoming entrance hall, leading through to a bright and spacious open-plan kitchen, dining and living area. This provides a practical and sociable space, ideally suited to both everyday living and entertaining.

The property offers two well-proportioned bedrooms, providing flexible accommodation to suit a variety of needs, whether as double bedrooms, a home office, nursery or guest room.

The accommodation is further complemented by a modern family bathroom, fitted with a bath and overhead shower.

An ideal purchase for first-time buyers, couples, downsizers or investors, offering modern, low-maintenance living with allocated parking and convenient access to Stratford-upon-Avon town centre, local shops and transport links.

Photographs









Rooms







Location

Longfellow Road is located within the popular Trinity Mead development, a well-established residential development on the outskirts of Stratford-upon-Avon. The area offers a convenient combination of modern family living, local amenities, green spaces and easy access to the historic town centre.

For everyday convenience, the **Co-op on Wordsworth Avenue** is close by, while a wider selection of supermarkets are all within easy reach. Stratford-upon-Avon town centre, approximately **1–1.5 miles away**, offers an excellent choice of high-street and independent shops, cafés, restaurants, pubs and leisure facilities, together with the renowned **Royal Shakespeare Theatre**.

The area is well suited to families, with a number of **primary and secondary schools** nearby. There are also plenty of opportunities to enjoy the outdoors, with local parks, riverside walks and open countryside close at hand. The **Stratford Greenway**, a popular traffic-free route for walking and cycling, provides an attractive connection into the surrounding Warwickshire countryside.

The location is also well positioned for commuters. **Leamington Spa is approximately 12 miles away**, while **Birmingham is around 35 miles.** Stratford-upon-Avon railway station provides connections towards Birmingham, Leamington Spa and the wider rail network, while the nearby **M40 and M42** provide convenient road links for regional and longer-distance travel.

Overall, **Trinity Mead provides an attractive balance of convenience and lifestyle**, with local shopping and schools close by, Stratford-upon-Avon's vibrant town centre within easy reach, and excellent access to countryside and major Midlands centres.

Additional Information

- **1 Allocated Parking Space**
- **Ground Floor Apartment**
- **EPC: D**
- **Local Council: Stratford On Avon District Council**
- **Market Rental Figure: £1,000 - £1,100 PCM**
- **Lease Details: 125 Years From January 2004, 102 Years Remaining**
- **Annual Service Charge: £1,549.22**
- **Annual Ground Rent: £150.00**

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: 54.1 sq.m. (583 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,

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Map

