



Warwick Mews Warwick Road, Stratford-Upon-Avon
CV37 6EZ

In Excess of **£285,000**



An ideally, centrally located, luxurious, penthouse apartment which offers generous proportioned accommodation throughout, has two bedrooms, two bathrooms, two allocated parking spaces with five visitor's spaces. It is set within a secure gated courtyard development within walking distance to Stratford-upon-Avon's Town Centre, Bancroft Gardens and the RSC Theatre. For those who love to be active there is The Welcombe Hotel, Spa and Golf Course just down the road and an Everyone's Active Gym on the doorstep. This property is ready to move straight into and is being offered for sale with no onward chain, giving you better peace of mind!

Approached via secure gated private parking area across to communal entrance door opening into the communal hallway where either a lift or staircase rises to the floors above. This apartment is located on the second floor with private entrance door opening into reception hallway. There is a video entry phone system operated for the electric gates and communal front entrance door, there is a built-in airing cupboard and cupboards offering valuable storage, and doors lead off to all rooms.

This apartment has one of the better layouts, showcasing wonderfully bright and spacious living spaces. Light cascades through the triple glazed windows and French doors. The perfect layout for those who love to entertain or to enjoy being together with your loved one or friends and family when they visit. The living area has ample space for the largest of sofas and has those French doors you can gaze out from and watch the world go by. An archway flows through to the dining area, having enough space for any sized dining table.





Next to here is the kitchen, being fitted with plenty of units with complementary black worksurfaces over, with all appliances integrated giving that seamless look. There is a breakfast bar where you can enjoy your breakfast and morning coffee or a glass of wine whilst you cook together. This kitchen has a layout that is perfect for having everything easily to hand. This charming accommodation also comprises two bedrooms, both showcasing a mix of fitted wardrobes, drawers, desk and dressing table all aiding in keeping the bedrooms decluttered, with the master bedroom benefiting from an en-suite shower room, along with a further family bathroom.

The apartment benefits with having triple glazed windows throughout.

Outside, the development is secure with electronic gates which gives access to secure car parking, there are two allocated parking spaces with this apartment and there are five visitors parking spaces. There is also a bin storage for residents.





Warwick Mews is an exclusive courtyard development with a mix of luxury apartments and town houses. We believe that the property is for sale with a Share of the Freehold, with the lease having 973 years remaining and the total service charge for 2026 is currently £2,911.66 per annum, paid bi-annually. It is advised that this should all be clarified by your chosen Solicitor prior to exchange of contracts.

To summarise this is a fantastic apartment that offers all that you would need both internally and externally, together with being centrally located, it will be a hard one to better!

Council Tax band: E

EPC Rating: C

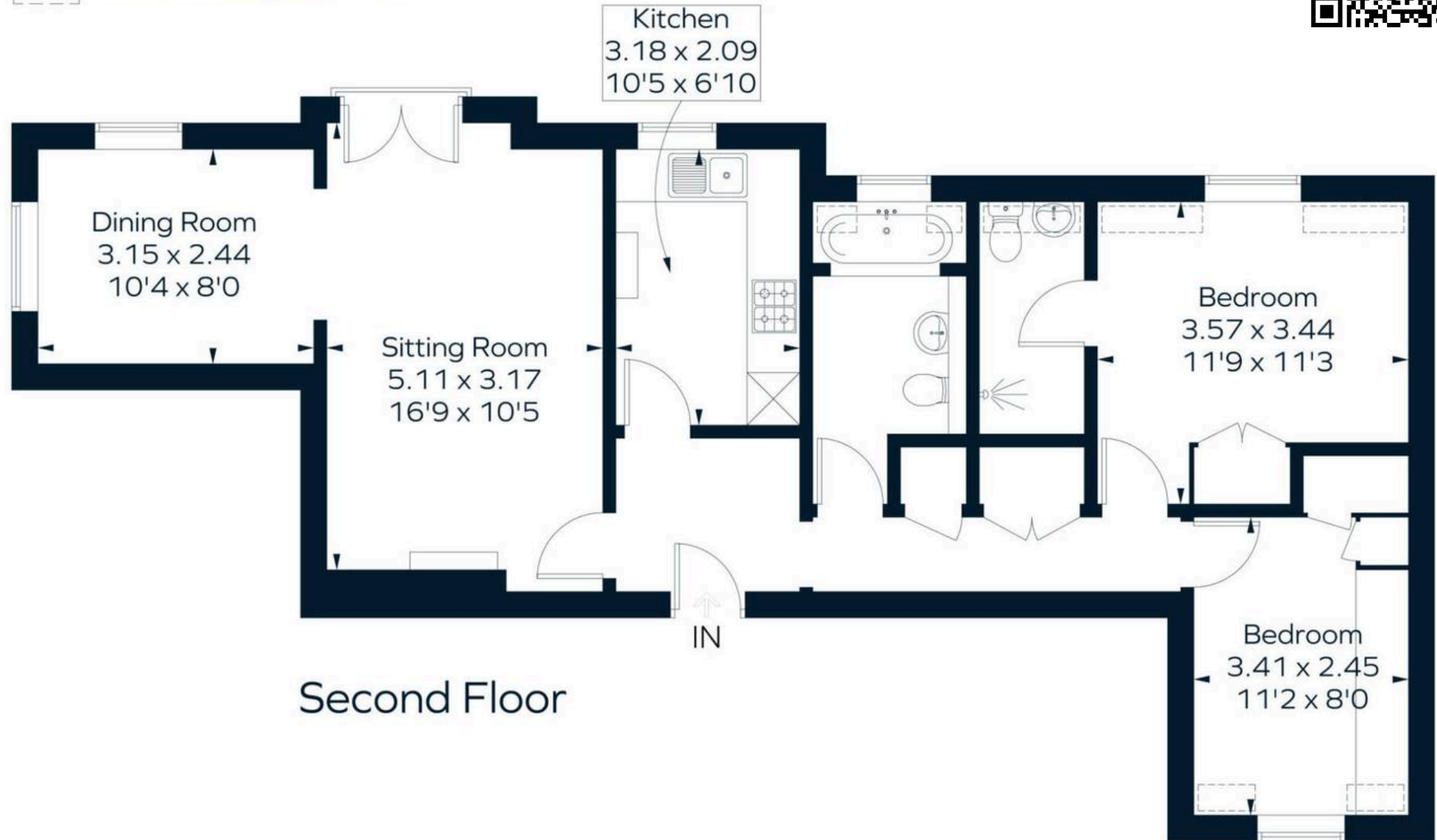
Tenure: Share of Freehold

- Penthouse Executive Apartment
- Two Bedrooms
- Living Dining Areas
- Separate Kitchen
- Master Bedroom with En-suite
- Triple Glazed Windows & Gas Central Heating
- Lift & Secure Gated Development
- Two Allocated Parking Spaces & Five Visitors Spaces
- Walking Distance to Town Centre, RSC Theatre & Leisure Centre

Approximate Area = 72.6 sq m / 781 sq ft
Including Limited Use Area (2.0 sq m / 21 sq ft)



[Dashed Box] = Reduced head height below 1.5m



Second Floor

This plan is for illustration purposes and should not be relied upon as a statement of fact



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