

Addison Drive, Stratford-upon-Avon

£170,000







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

- Top Floor Apartment
- Master Double Bedroom With Ensuite
- Second Bedroom
- Open Plan Kitchen, Dining, Living Space
- Leasehold 105 years Remaining
- Family Bathroom
- Allocated Parking

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Property is personal

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Description

Situated in a sought-after location, south of the river, this attractive second floor apartment enjoys lovely open views and offers well-appointed accommodation, ideal for first-time buyers, couples or those looking to downsize.

The property welcomes you into a bright and spacious open plan kitchen, living and dining area, creating a sociable and versatile space perfectly suited to both relaxing and entertaining. The layout makes excellent use of the available space, with the kitchen flowing seamlessly into the living and dining areas.

The accommodation comprises two bedrooms, including a generous double master bedroom benefiting from its own ensuite shower room for added convenience. The second bedroom offers excellent flexibility and could be used as a guest bedroom, home office or child's bedroom, depending on individual requirements.

A separate family bathroom completes the accommodation, fitted with a bath and overhead shower.

Externally, the property benefits from an allocated parking space, well maintained communal gardens and a communal bike store.

Enjoying an appealing position with attractive views and a convenient location south of the river, this well proportioned apartment offers comfortable, low-maintenance living in a desirable setting.

Photographs









Rooms











Location

66 Addison Drive is situated within the popular Trinity Mead residential development, to the south of the River Avon in Stratford-upon-Avon. The development offers a relatively quiet residential setting while remaining conveniently positioned for Stratford-upon-Avon's town centre and a good range of everyday amenities.

Addison Drive itself is described as a residential street, with the wider development providing a suburban environment particularly suited to families and those looking for convenient access to the town. The location benefits from being close enough to enjoy Stratford-upon-Avon's historic centre, whilst being slightly removed from the busier tourist areas. Stratford-upon-Avon's compact town centre provides an extensive selection of shops, cafes, restaurants, pubs, cultural attractions and leisure facilities, including the Royal Shakespeare Theatre and the riverside. The town centre is readily accessible from Addison Drive by car, bicycle or on foot.

The area is well connected by local bus services, while Stratford-upon-Avon railway station provides links towards Birmingham and Leamington Spa. Road connections to the A46 and M40 also make the property well positioned for commuting across Warwickshire and the wider Midlands.
The property is well positioned for local schooling, with Bridgetown Primary School located approximately 0.5 miles away. A number of other primary schools are also within easy reach, including Alveston CofE Primary School and St Gregory's Catholic Primary School.

For older children, King Edward VI School, Stratford-upon-Avon School and Stratford Girls' Grammar School are all within approximately 1-2 miles, providing a good choice of secondary education nearby.

Overall, the location offers an attractive combination of residential convenience, local amenities, schooling and transport links, whilst remaining close to the amenities and attractions of Stratford-upon-Avon.

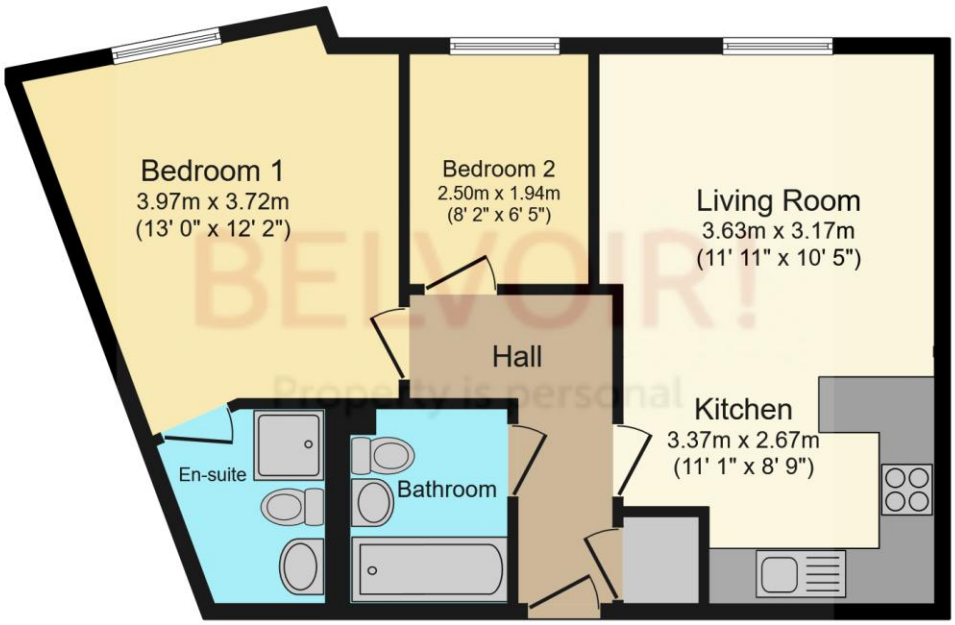
Additional Information

- Gas Central Heating
- 2 Bedrooms
- 1 Allocated Parking Space
- Council Tax Band: C
- Local Council: Stratford On Avon District Council
- EPC: C
- Leasehold Property: Leasehold: 125 years from 1st January 2007, 105 years Remaining
- Annual Ground Rent Charge: £250 (check with your solicitor).
- Annual Service Charge: £2,129 (check with your solicitor).

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: 52.7 sq.m. (567 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

