



Cordelia Close, Stratford-upon-Avon

£175,000



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Leasehold | EPC rating: C

- Town Centre Location
- Close to Local Amenities
- Low-maintenance Home
- Open Plan Living

- 1 Allocated Parking Space
- Leasehold: 135 Years Remaining
- Ample Storage
- 2 Double Bedrooms
- 2nd Floor Flat

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Property is personal

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Description

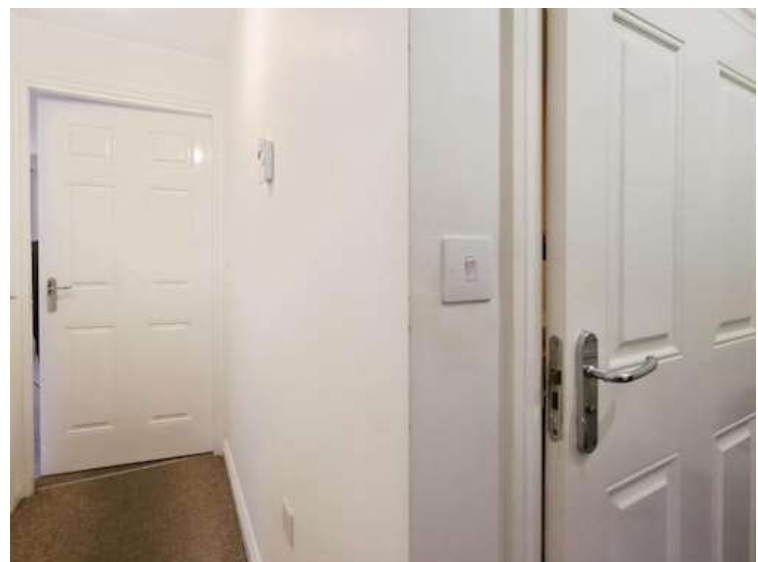
A Fabulous property located in a popular residential area of Stratford-upon-Avon town, this well-presented first-floor apartment 44 Cordelia Close offers modern and low-maintenance living just a short walk from the town centre. Conveniently situated just off the Birmingham Road, the property is ideally 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-plan modern kitchen dining area, creating a light and spacious feel throughout, making it ideal for both relaxing and entertaining.

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.

An early viewing is highly recommended for this property, a chance to fully appreciate the location, convenience and potential it has to offer. This property would suit first time buyers, downsizers or property investors seeking a buy to let or holiday let opportunity.

Photographs



Location & Additional Information

Cordelia Close enjoys a convenient position within easy reach of Stratford-upon-Avon town centre, offering a wide range of independent shops, cafés, 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.

The area also benefits from excellent transport connections, with Stratford-upon-Avon railway station offering rail services to Birmingham and London Marylebone, making the property ideal for commuters as well as those looking to enjoy the lifestyle offered by this historic riverside town.

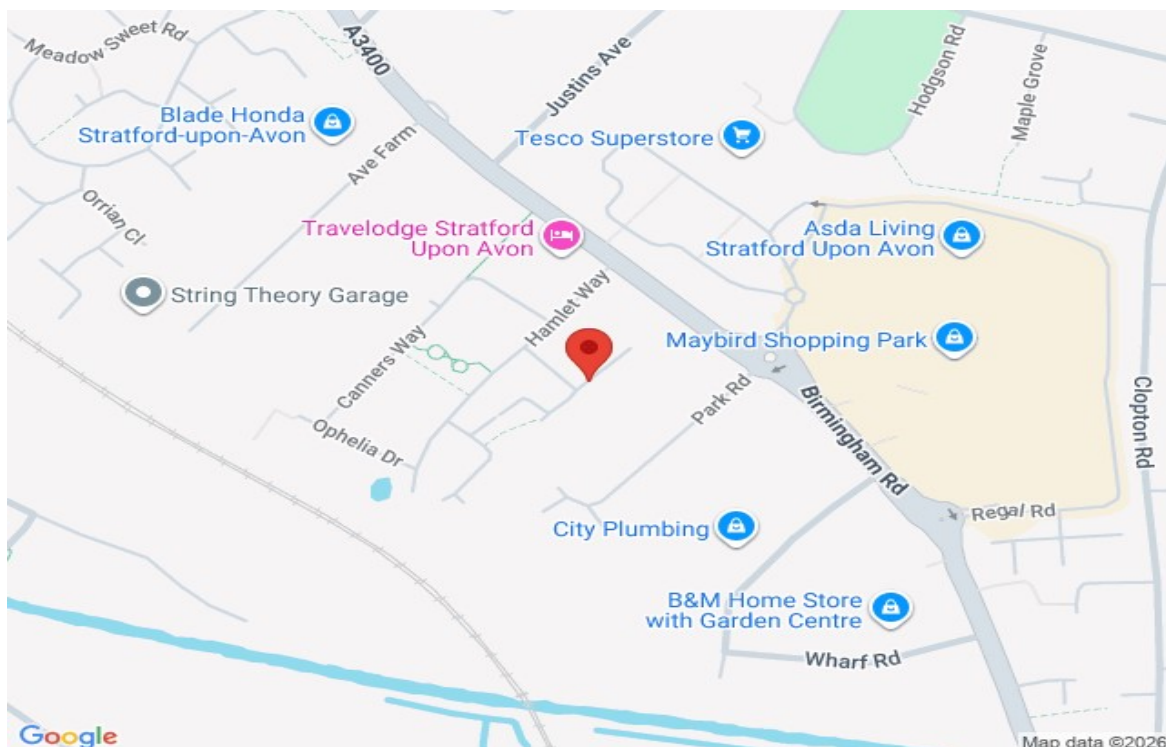
- Electric Heating System
- EPC: C
- Council Tax Band: C
- Leasehold Details: 135 Years Remaining
- Annual Ground Rent: £300
- Annual Service Charge Fee: £1,723.86
- Market Rent Rate: Approximately £900 - £950 PCM

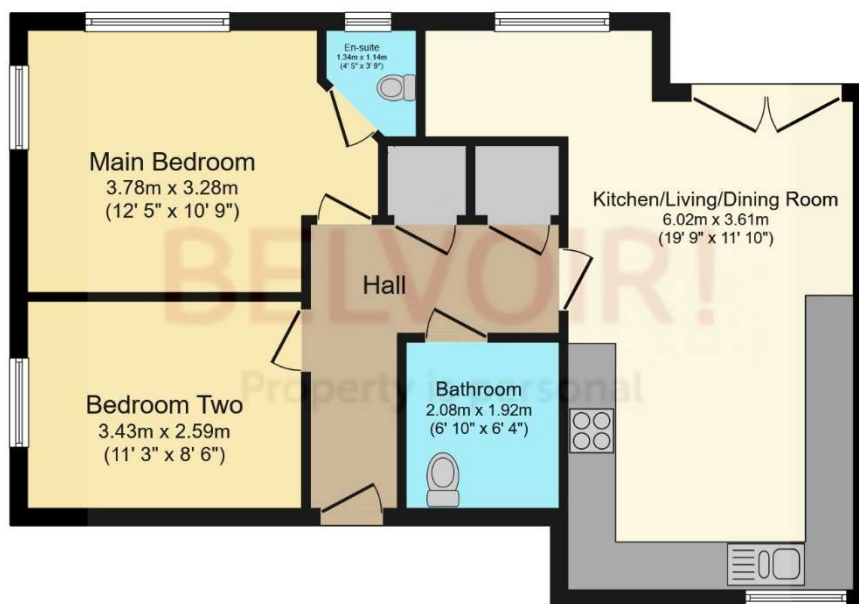
Disclaimer Property Details: Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection 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: 63.0 sq.m. (678 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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