



# Kennedys

**2 Bedroom Flat for Sale - £250,000**  
Warwick Road, Stratford upon Avon, CV37 6YW



## KEY FEATURES

- Town Centre Location • NO ONWARD CHAIN • 2 Double Bedrooms • Large Lounge/Diner • Plentiful Storage • Garage • Parking • Additional Visitor Parking • Ideal Investment Opportunity • Canalside Position

## Description

Offered with NO ONWARD CHAIN and a share of the freehold, this well-presented top-floor apartment enjoys a central position within Stratford-upon-Avon and benefits from generous room sizes, far-reaching views and a garage with parking.

The property is accessed via a communal front door with stairs rising to the upper floors. Number 6 is located on the top floor, with a large private storage cupboard on the landing before the front door opens into a spacious entrance hallway. From here, doors lead to all principal rooms, creating a practical and well-balanced layout.

The lounge/diner is a particularly impressive space, featuring two large rear-facing windows with views across the town centre towards the canal and theatre. The kitchen is fitted with a range of wall and base units and includes an integrated oven, hob and extractor, along with a dishwasher and washing machine, with a window to the front.

There are two double bedrooms, both positioned to the front of the building, and a bathroom fitted with a matching suite comprising a corner bath with shower over, WC and vanity basin, with a side window.

Outside, residents have use of the communal gardens. The property further benefits from a single garage, parking and additional visitor parking.

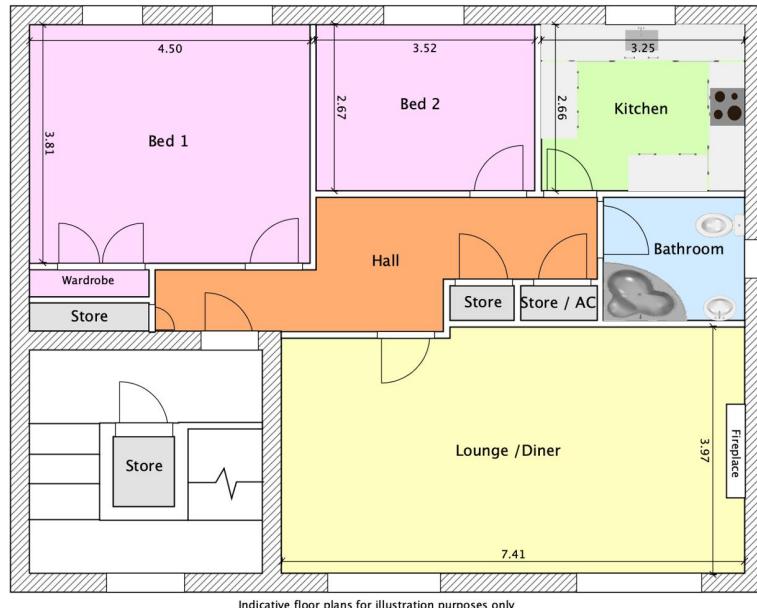
Set right in the heart of Stratford-upon-Avon, the apartment is ideally placed for enjoying the town's renowned theatres, independent shops, cafés and riverside walks, with excellent transport links also close at hand. A superb opportunity to acquire a centrally located apartment with excellent amenities and long-term appeal.

### Additional Information

We are informed by the vendor that the property comes with a share of the freehold and benefits from mains gas, electricity and drainage. We are advised that there is an annual service charge of approximately £2473. All information should be checked by your solicitor prior to exchange of contracts.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70 C	70 C