



Connells

Saffron Meadow
Stratford-Upon-Avon



Property Description

Located in the sought-after Saffron Meadow development, this well-presented upper floor retirement apartment offers comfort, convenience, and a welcoming community atmosphere. Designed exclusively for those seeking a relaxed lifestyle, the property is ideally situated close to local amenities, including shops, healthcare facilities, and leisure options, with excellent transport links for easy access to Stratford-upon-Avon town centre and surrounding areas.

Entrance Hall

Welcoming entrance hall providing access to the property, leading to the first floor.

Lounge

A bright and spacious lounge featuring two double-glazed windows that allow plenty of natural light to fill the room. There is ample space for a dining table, creating a versatile living and dining area. A door leads directly into the modern kitchen, and the room is complemented by an electric radiator for efficient heating.

Kitchen

A modern and practical kitchen fitted with laminate work surfaces and laminate tile-effect flooring for a contemporary finish. A double-glazed window provides natural light, while the stainless-steel sink and drainer add functionality. The kitchen includes an integrated fridge freezer and hob, with part-tiled walls offering a stylish and easy-to-maintain design.

Landing

A well-proportioned landing area featuring an electric radiator for warmth and comfort. Doors lead into all rooms, providing easy access throughout the property, and there is useful built-in storage for added convenience along with an added airing cupboard/extra storage with fitted shelves for bedding or towels and cleaning products.

Bedroom One

A spacious and light-filled main bedroom featuring a Juliet balcony that adds charm and allows fresh air and natural light to flow in. The room also benefits from a built-in wardrobe, providing excellent storage and helping to maintain a neat and uncluttered space.

Bedroom Two

A comfortable second bedroom featuring a double-glazed window that provides plenty of natural light. The room is fitted with an electric radiator for efficient heating, making it an ideal space for guests or as a home office.

Shower Room

A modern and stylish shower room featuring laminate flooring and fully tiled walls for a sleek finish. The suite includes a walk-in shower, wash hand basin, and low-level W/C. A chrome heated towel rail adds a touch of luxury, while a double-glazed window provides natural light and ventilation.

Parking

Allocated parking.

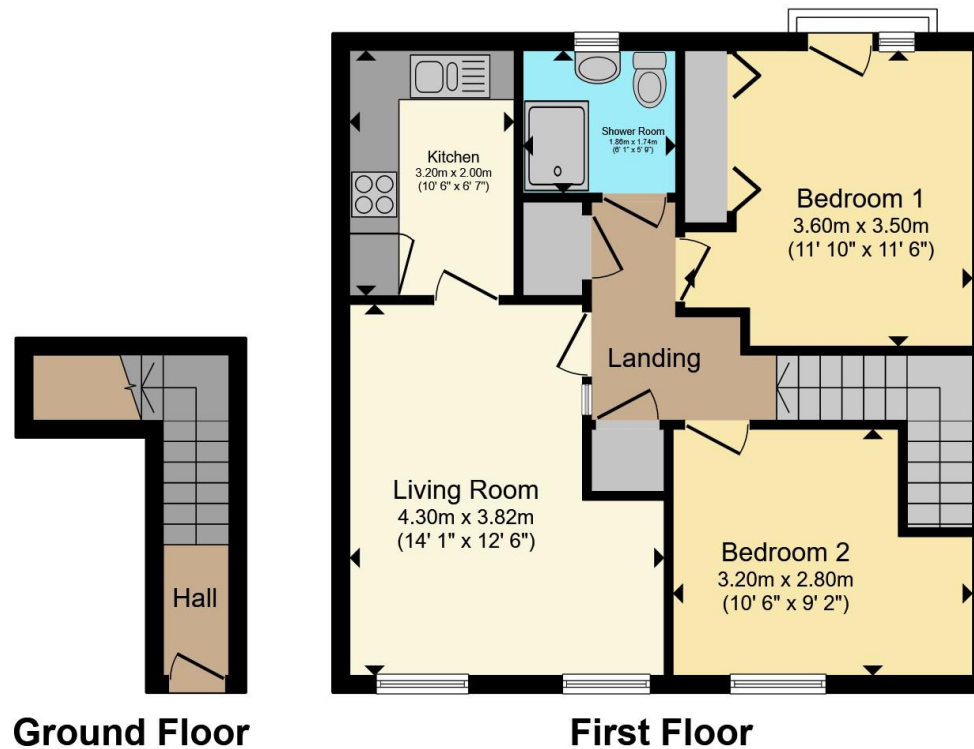
Listers Remarks

This well-presented retirement apartment will be recarpeted throughout prior to completion, ensuring a fresh and modern feel. The property has benefitted from being painted throughout, creating a bright and welcoming atmosphere. Located in the popular Saffron Meadow development, this property offers comfort and convenience in a peaceful setting.









Total floor area 61.8 m² (666 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

T 01789 266204
E stratforduponavon@connells.co.uk

11B Meer Street
STRATFORD UPON AVON CV37 6QB

EPC Rating: C Council Tax
Band: C

Service Charge:
3360.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108338

This is a Leasehold property with details as follows; Term of Lease 99 years from 26 Feb 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STR108338 - 0006