



Connells

Woodman Court
STRATFORD-UPON-AVON



Property Description

This well-presented home offers a light and airy living space, creating a welcoming environment perfect for relaxing or entertaining. The property benefits from a shared garden, providing a pleasant outdoor area to enjoy in the warmer months.

Situated in a highly convenient location, the flat is close to excellent transport links, making commuting simple, and just a short stroll from the town's wide range of shops, cafés, and amenities. Local schools are also within easy reach.

Further advantages include permit parking and the charm of being set in a popular residential area near the heart of Stratford.

Ideal for first-time buyers, investors, or anyone seeking a low-maintenance home close to everything this historic town has to offer.

Kitchen

A well-presented kitchen featuring laminate worktops and flooring for easy maintenance and a modern finish. The space includes wall and base units providing ample storage, along with an additional storage cupboard for extra convenience. A stainless-steel sink sits beneath a double-glazed window, allowing natural light to brighten the room. The area is comfortably heated by a radiator, ensuring a warm and practical cooking environment.

Lounge

A spacious and bright lounge featuring a double-glazed window that allows plenty of natural light to fill the room. An internal window between the lounge and kitchen adds

to the open and airy feel, creating a sense of connection between the spaces while still maintaining clear room definition.

Bedroom

A spacious and comfortable bedroom featuring a double built-in wardrobe offering excellent storage space. The room is warmed by a radiator, creating a cosy environment throughout the year.

Bathroom

A well-appointed bathroom featuring a bath with shower over, hand wash basin, and W/C. The space benefits from part-tiled walls for easy maintenance and a double-glazed window, allowing natural light and ventilation.

Garden

Attractive communal garden mainly laid to lawn, complemented by a selection of mature shrubs that add colour and character to the outdoor space. A pleasant area for residents to enjoy throughout the year.

Parking

Permit parking available for residents, offering convenient on-street parking close to the property.









Ground Floor

Total floor area 38.5 m² (415 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

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11B Meer Street
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EPC Rating: C Council Tax Band: B

Service Charge: 1080.00

Ground Rent: 120.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STR108701

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 May 1994. 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.

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