



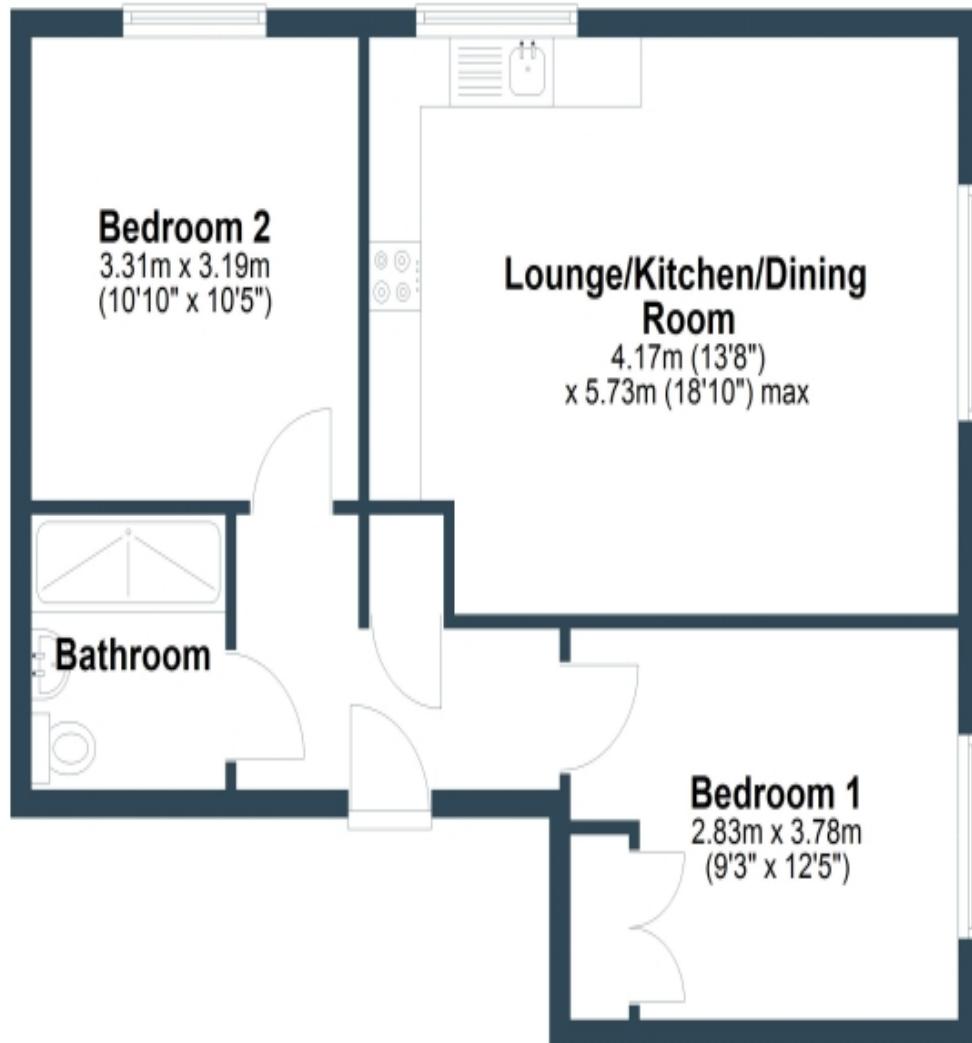
Longfellow Road, , Stratford-upon-Avon, CV37 7LE

Offers In Excess Of £180,000



First Floor

Approx. 55.2 sq. metres (594.1 sq. feet)



Total area: approx. 55.2 sq. metres (594.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

A truly beautiful first-floor apartment, presented to an exquisite standard throughout. It is clear to see that the current owners love their home by the way they have lovingly maintained it over the time they have owned it. They are now ready for the next step on the ladder, but as first-time buyers, this has been a true home for them, and we hope that the next owners love it just as much! Positioned on the edge of the desirable Trinity Mead estate, just South of the River Avon. The location offers easy access to the town centre on foot or by car and is conveniently located for local supermarkets and schools.

The apartment enjoys a first-floor position with elevated views and discreet parking for one car situated at the rear of the block. For convenience, you can access the property via two communal doors and then approach via the well-maintained, clean communal entrance to the first floor.

The apartment enjoys a private position with just one other apartment via an internal hall set back via a door off the communal entrance.

On entering the apartment, the accommodation is very inviting and immediately makes you feel at home. What we love is the open plan, generous living space. This offers ample space for relaxing in front of the TV, dining, and cooking. It has a dual aspect, and the natural light pours in, creating a fabulous space to enjoy day or night. The kitchen has a range of wall and base units, with integrated oven and hob with further space for all of your other appliances.

Both bedrooms are double rooms and enjoy neutral decor, with bedroom two having a useful built-in wardrobe. Completing the accommodation is the bathroom that has been upgraded to a shower room with a luxurious shower with a raindrop showerhead and a heated towel rail.

Outside, there is a useful bike store, bin store, and allocated parking for one car, including further visitor spaces.

We understand the property to be Leasehold with a 125-year lease commencing in 2004. We are informed there is a £1493.60 per annum maintenance charge and a further £150 ground rent. This must be verified by a solicitor.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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