



Description

Welcome to this 2-bedroom first-floor duplex apartment in Stratford upon Avon, conveniently located just a short stroll from the town center. This property offers a balcony, a garage, and the added bonus of a share of the freehold.

As you step inside, you'll find a hallway on the first floor, leading to both the lounge and the kitchen. The lounge opens up to a charming balcony, providing a perfect spot to relax and enjoy the surroundings. Upstairs, there are two double bedrooms and a bathroom.

While some updating may be needed, this apartment provides a generous living space and significant potential for personalization. The absence of an onward chain makes it an excellent opportunity for those seeking a comfortable home in a desirable location.

Additional Information

We are informed by the vendor that the property comes with a share of the freehold and has an quarterly maintenance charge of £225 (£900 per year), which includes buildings insurance plus a half-yearly ground rent of £15 (£30 per year). Council Tax Band C with Stratford on Avon District Council



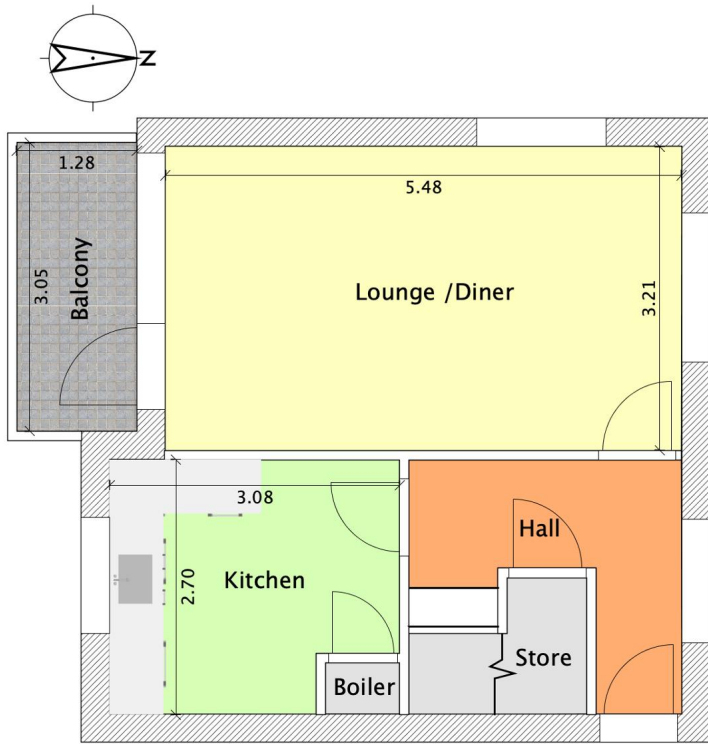
- In Need of Some Updating
- Great Opportunity
- Easy Walk to Town Centre
- Share of Freehold
- 2 Double Bedrooms
- Duplex Apartment
- Garage
- No Onward Chain
- Balcony



Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

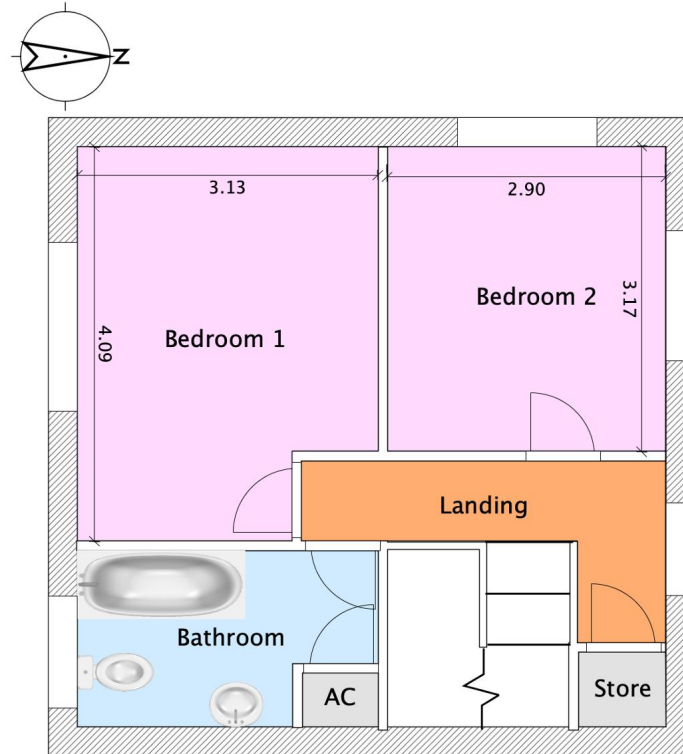






Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 769 ft²

FIRST FLOOR



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SECOND FLOOR

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	73 C
39-54	E		
21-38	F		
1-20	G		

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