



Kennedys



1 Bed Retirement Apartment | Swan Court, Banbury Road, Stratford upon Avon | £135,000

Description

Presenting this spacious GROUND FLOOR one-bedroom apartment, exclusively designed for the over 55s and boasting direct access to serene communal gardens. Situated within the highly sought-after Swan Court development, this residence enjoys a privileged location offering effortless access to the picturesque town centre of Stratford-upon-Avon.

Swan Court stands as an esteemed apartment complex, purpose built to provide independent living for residents aged over 55. Situated in the heart of Stratford-upon-Avon, this development offers an array of one and two-bedroom apartments, complemented by communal amenities including a lounge, laundry room, and meticulously landscaped gardens, all set against the backdrop of ample residents' parking.

This particular apartment, Apartment 7, distinguishes itself as one of the largest one-bedroom apartments within the block. Conveniently located on the ground floor, it welcomes you with an entrance hall boasting generous storage options and access to the bedroom, bathroom, and lounge, each equipped with emergency pull cords for added safety.

The lounge provides an inviting space, offering ample room for relaxation and dining, featuring a charming electric fireplace and direct access to the communal gardens. Adjacent, the kitchen boasts a range of wall and base units, integrated appliances, and a pleasant garden view from the window.

The bedroom impresses with its spacious double



- Over 55s
- Garden Flat
- One Bedroom
- Larger than Average Apartment
- Door to Communal Gardens
- Town Centre Location
- New Windows Throughout

proportions, complete with fitted furniture and mirrored built-in wardrobes, ensuring both comfort and practicality. Meanwhile, the well-appointed shower room features a walk-in shower cubicle, vanity basin, and WC.

Outside, residents can enjoy beautifully maintained communal gardens adorned with mature trees and shrubs, providing peaceful seating areas and secure gated access. Additionally, a generous residents' parking area at the front of the property ensures convenience for residents and visitors alike.

Living in Swan Court offers more than just comfortable accommodation; it grants residents the opportunity to immerse themselves in the rich cultural heritage of Stratford-upon-Avon. With its iconic Tudor buildings, charming streets, and the historic Royal Shakespeare Theatre, this vibrant town holds a special place in English history and literature. Residents can easily stroll into the heart of Stratford-upon-Avon, enjoying its renowned theatres, picturesque riverside, and array of shops, restaurants, and cafes.

Service Charges/Ground Rent:

Service Charge: £3170 per year

Ground Rent: £720.00 per year

Council Tax Band: D

Additional Information:

Leasehold property

Electricity and mains water

Available exclusively to residents aged over 55.


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.



CONTACT US

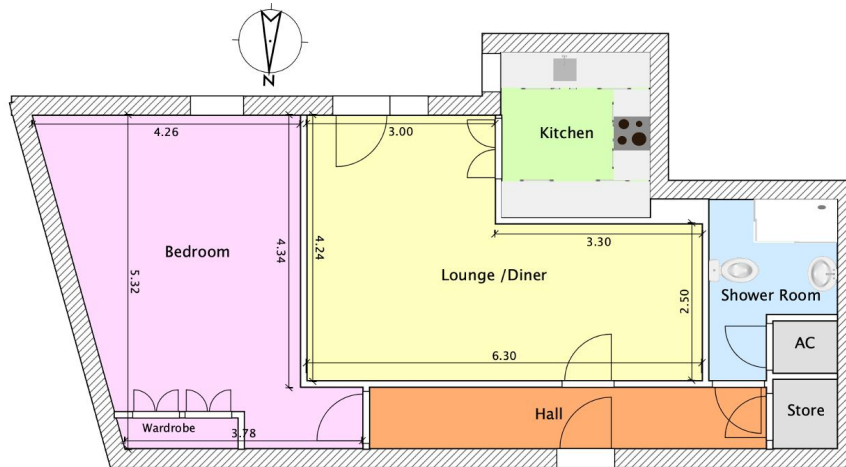
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Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 673 ft²