

2 Bedroom Ground Floor Apartment for Sale - £199,950
Dickens Close, Stratford upon Avon, CV37 7PT



KEY FEATURES

- Ground Floor Apartment • 2 Double Bedrooms • 2 Bathrooms • Open Plan Kitchen/Dining/Living Space • Direct Access to Outside Space • Allocated Parking • Visitor Parking • Secure Communal Bicycle Storage

Description

This superb two-bedroom ground-floor apartment offers comfort, convenience, and a great sense of space. With two double bedrooms - both featuring built-in wardrobes, an en-suite to the principal bedroom, and an open-plan living area with French doors leading to the communal garden, it's an excellent choice for a variety of buyers.

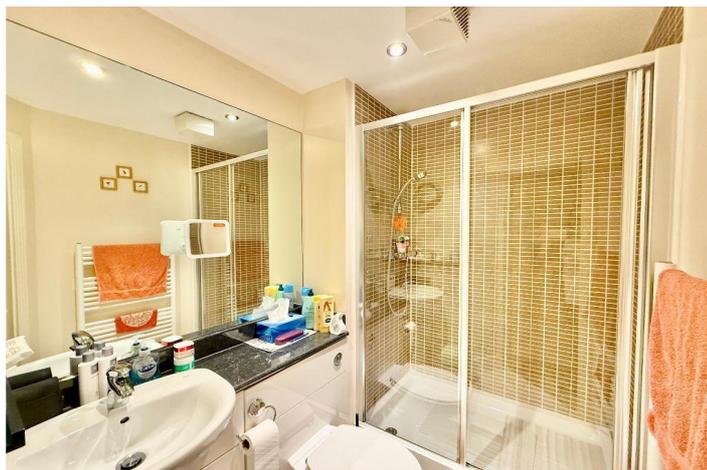
The apartment is accessed via a welcoming hallway, with all rooms leading off it. The open-plan kitchen, dining, and lounge area is designed for modern living, providing plenty of room to relax or entertain. French doors open directly onto the communal gardens, offering a pleasant outdoor aspect. The kitchen is well-equipped with good storage and workspace, making meal preparation a breeze.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from its own en-suite shower room. A large main bathroom completes the accommodation. The apartment also comes with an allocated parking space, plus additional visitor parking for guests. There is also a secure communal bike store for the use of residents.

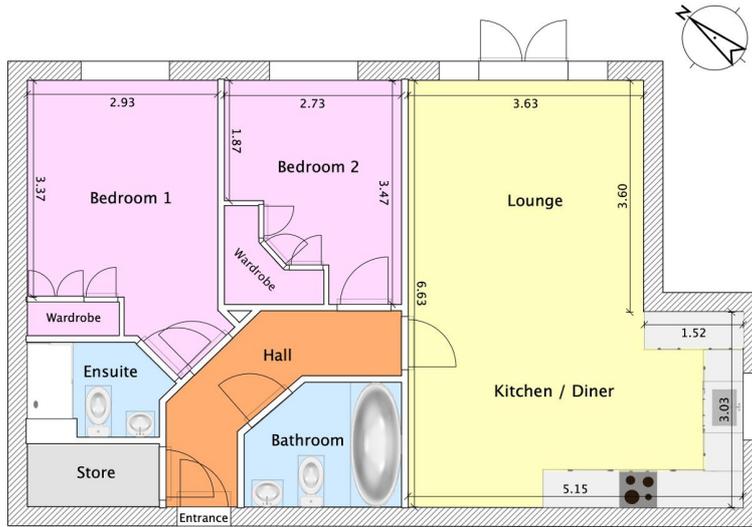
Stratford-upon-Avon is a town full of history and character, with a mix of independent shops, excellent dining options, and cultural attractions, including the world-famous Royal Shakespeare Theatre. Riverside walks, great transport links, and a thriving local community make it a wonderful place to live.

Additional Information

We are informed by the vendor that the property is leasehold with 106 years remaining on the lease. We are advised that there is an annual service charge of £2129.84 and an annual ground rent of £253.78. Council Tax Band C with Stratford District Council. All information should be checked by your solicitor prior to exchange of contracts.







Indicative floor plans for illustration purposes only
 Approximate Gross Internal Floor Area 726 ft² / 67.4 m²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		