

## 1 Bedroom Apartment for Sale - £195,000

Antonio Place, Gresley Close, Stratford upon Avon, CV37 6EW



### KEY FEATURES

- Luxury 3rd Floor Apartment • Far Reaching Views • Lift Access • Town Centre Location • Allocated Parking • One Bedroom • Kitchen with Integrated Appliances • Built in Wardrobes and Storage



## Description

### A Stylish One-Bedroom Apartment with Juliet Balcony and Stunning Views

Situated on the third floor of Antonio Place, part of the highly regarded Arden Quarter development in Stratford-upon-Avon, this beautifully presented one-bedroom apartment offers luxury living, a high-spec finish, and far-reaching views across the town and towards the surrounding countryside. Conveniently served by both stairs and lift, the property is ideal for those seeking a modern, low-maintenance home within walking distance of the town centre and train station.

The apartment is immaculately presented throughout, with a well-planned layout that includes a welcoming hallway with a useful storage cupboard. The heart of the home is the open-plan kitchen, dining, and living space - bright, airy, and finished to a high standard. The kitchen is particularly impressive, with an abundance of work surface and storage, and integrated appliances including a fridge freezer, washing machine, dishwasher, oven, and induction hob. There's an additional storage cupboard in the lounge area, and a Juliet balcony provides an elevated outlook over Stratford's rooftops and out to the countryside beyond.

The bedroom is a generous double, complete with a built-in wardrobe, while the bathroom is sleek and contemporary with a bath and shower over, WC, and basin.

Outside, there is an allocated parking space and well-maintained communal areas.

Arden Quarter is a sought-after residential development offering a stylish blend of modern architecture and a fantastic location. Positioned just moments from Stratford-upon-Avon's historic town centre, residents benefit from excellent access to shops, restaurants, the train station, and the River Avon while enjoying a peaceful and secure setting.

This is a superb opportunity to own a high-quality home in one of Stratford's most desirable modern developments.

#### Additional Information

We are informed by the vendor that the property is leasehold and benefits from mains gas, electricity and drainage. We are advised that there are 118 years remaining on the lease (as at April 2025). The service charge is understood to be £120.75 per month and the ground rent £150 per year. Council Tax Band B with Stratford on Avon District Council. All information should be checked by your solicitor prior too exchange of contracts.





Approximate Gross Internal Floor Area 543 ft<sup>2</sup> / 50.4 m<sup>2</sup>  
Indicative floor plans for illustration purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		