

## 1 Bedroom Flat for Sale - £135,000

Clopton Court, Clopton Road, Stratford upon Avon, CV37 6TP



### KEY FEATURES

- Short Stroll to Town Centre • First Floor Apartment • Canal Views • Double Bedroom • Generous Lounge • Garage • Ample Parking • Owner-Occupiers Only



## Description

Set just a short stroll from Stratford-upon-Avon town centre, this attractive first-floor one-bedroom flat enjoys a peaceful setting with lovely views over the canal, along with a garage and well-maintained communal gardens.

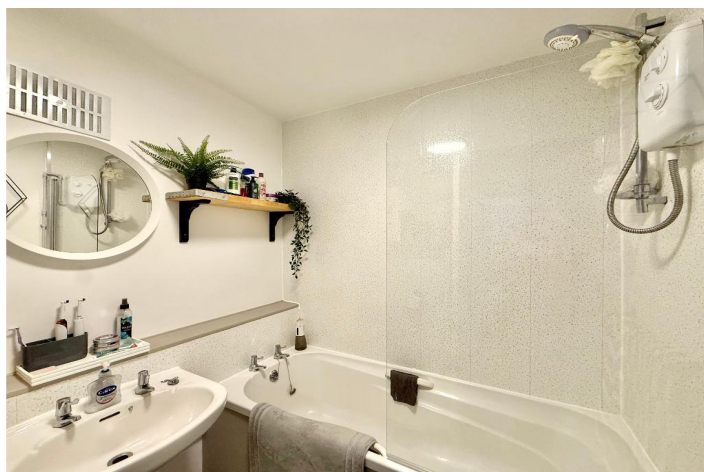
The accommodation is neatly arranged and begins with a hallway offering useful storage. There is a comfortable double bedroom with built-in wardrobes, a pleasant lounge with views towards the canal, a fitted kitchen, and a bathroom with a bath and shower over, WC and basin.

Outside, residents can enjoy the communal gardens, and the property also benefits from its own garage - a real advantage in such a central location.

The block is owner-occupier only, helping to create a quiet, settled environment where the building and grounds are clearly well cared for. This makes the flat particularly appealing to those seeking a low-maintenance home in a friendly, established setting, while still being within easy reach of the town centre, riverside walks and local amenities.

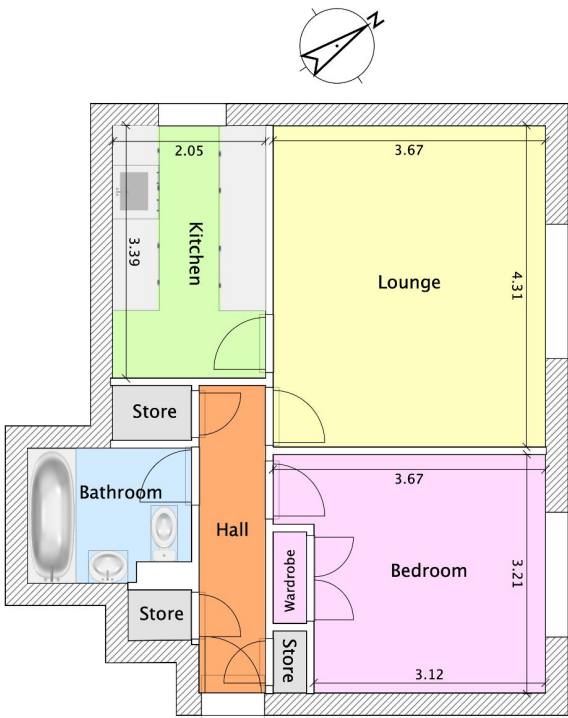
### Additional Information

We are informed by the vendor that the property is leasehold with 956 years remaining on the lease. We are advised that there is a monthly service charge of £143.18 per month. We are informed that the property benefits from mains electricity and mains drainage. Council Tax Band B with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		