

2 Bedroom Ground Floor Apartment for Sale - £325,000
Montague Court, Shipston Road, Stratford upon Avon, CV37 7LW



KEY FEATURES

- NO ONWARD CHAIN • Town Centre Apartment • 2 Double Bedrooms • Immaculately Presented • Integrated Kitchen Appliances • 2 Bathrooms • Allocated Parking + Visitor Parking • Communal Garden • Bike Store

Description

Offered for sale with no onward chain, this immaculate two-bedroom ground floor apartment forms part of a smart and well-kept development within comfortable walking distance of the centre of Stratford-upon-Avon. Beautifully presented throughout, the apartment offers a high-quality finish and generous accommodation, together with allocated parking and access to communal gardens.

The front door opens into a welcoming hallway, finished with oak flooring and providing access to all rooms. At the heart of the apartment is a spacious open-plan kitchen, dining and living area with an attractive bay window to the front. The kitchen is thoughtfully fitted with a range of units and integrated appliances including a dishwasher, washer/dryer, fridge and freezer, together with an electric hob, oven and extractor.

There are two comfortable double bedrooms. The principal bedroom includes built-in wardrobes and its own en-suite bathroom, fitted with a bath with shower over, WC and basin. The second bedroom is another good-sized double. A separate shower room is fitted with a large shower cubicle, WC and basin. Outside, the apartment benefits from one allocated parking space, additional visitor parking, and the use of the communal gardens, along with a bike store and bin store.

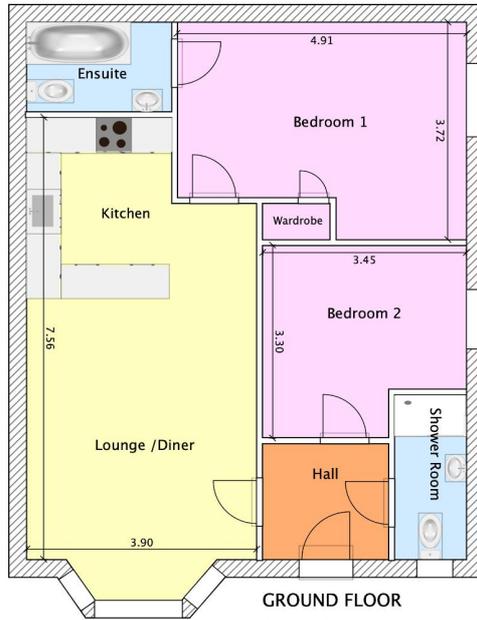
A well-presented apartment in a convenient setting, ideal for those looking to enjoy easy access to the excellent amenities, restaurants and theatres that Stratford-upon-Avon has to offer.

Additional Information

We are informed by the vendor that the property is leasehold with 104 years remaining on the lease (as at March 2026). We are advised that there is an annual ground rent of £150 and an annual service charge of £1956.14. Council Tax Band C with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.







GROUND FLOOR

Indicative floor plans for illustration purposes only

Approximate Gross Internal Floor Area 753 ft² / 70 m²

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