



**Stephenson Row, Stratford-Upon-Avon, CV37 6EQ**

**Offers over £280,000**





This stylish and spacious second floor apartment is ideally located in a fantastic area, just a short distance from Stratford Train Station and the vibrant town centre, offering excellent transport links and local amenities. Inside, you'll find an open plan lounge/diner and fitted kitchen, perfect for both relaxing and entertaining. The large hallway leads into a bright and airy living space, with doors opening out onto a private balcony, ideal for enjoying the outdoors. The apartment features two generously sized double bedrooms, including a master bedroom with its own en suite for added privacy and convenience. The second bedroom benefits from a charming Juliet balcony, allowing natural light to fill the room. A well-appointed main bathroom completes the accommodation. With its contemporary design, spacious layout, and prime location, this apartment is the perfect blend of comfort, style, and convenience.



<b>Hallway</b>	
<b>Lounge/Kitchen/Dining room</b>	15'5" x 19'5" (4.72 x 5.93)
<b>Bedroom One</b>	15'8" x 8'9" max (4.79 x 2.67 max)
<b>Bedroom Two</b>	11'6" x 10'8" (3.51 x 3.26)
<b>Ensuite</b>	6'5" x 4'6" (1.97 x 1.38)
<b>Bathroom</b>	7'5" x 6'1" (2.28 x 1.87)

**Tenure Information.**

We have been informed that the lease is for a term of 125 years, starting in 2019, which means there are 119 years remaining. The ground rent is £150 per year, and the service charge is £1,442 per annum. Please verify this information with your solicitor.



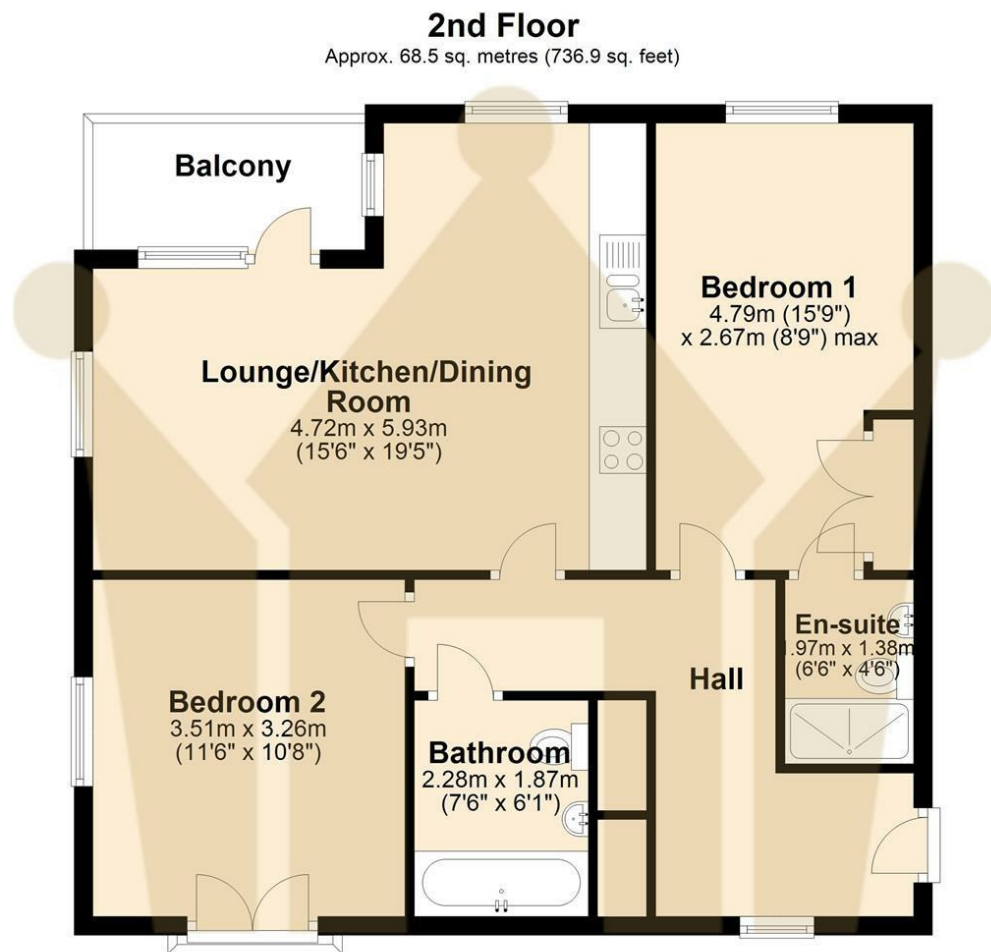




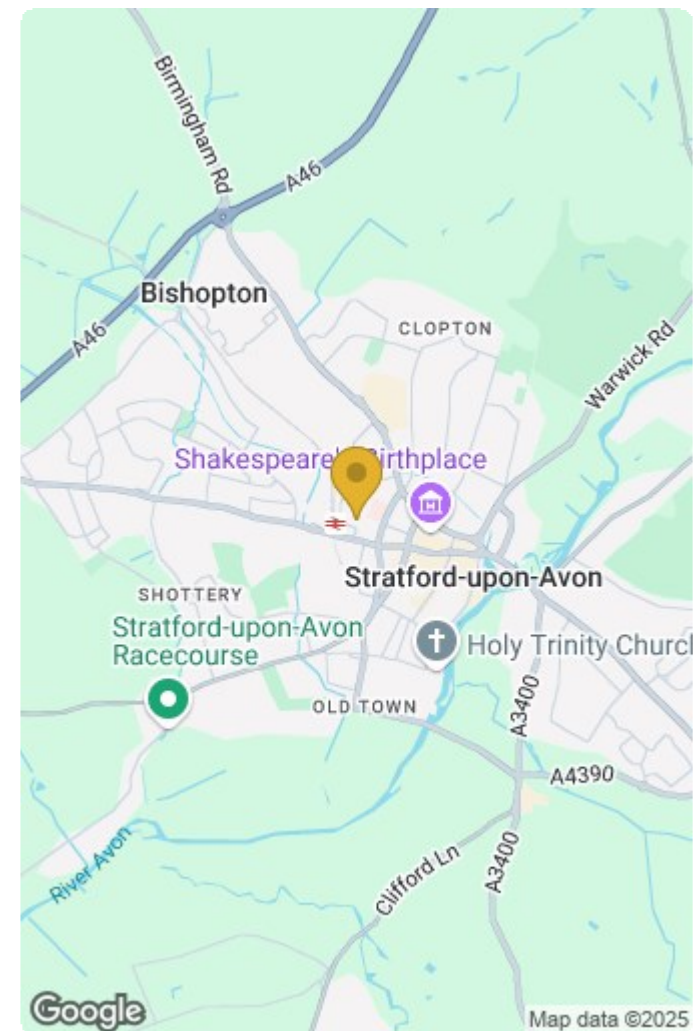


Rosalind Court





Total area: approx. 68.5 sq. metres (736.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC