



Shipston Road, Stratford-upon-Avon, CV37 7LW

Guide price £290,000

  
**KING**  
HOMES



\* Two Double Bedroom Apartment \* Montague Court \* Stratford-Upon-Avon \* Open-Plan Kitchen Dining Living Room \* \* Principle Bedroom with en-suite \* A beautifully arranged and immaculately presented first-floor apartment, offering approximately 752 sq. ft. of well-proportioned accommodation with a high-quality finish throughout. No Onward Chain. Allocated Parking



The heart of the home is the impressive open-plan sitting, dining, and kitchen area with triple aspect windows. The kitchen featuring a wide range of wall and base units, integrated appliances, ample worktop space, and a tiled floor, while the living area is carpeted.

There are two generous double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the second bedroom includes fitted wardrobes and is equally spacious.

A separate family bathroom is conveniently located off the main hallway, along with useful built-in storage space.

Additional features include allocated parking, visitor parking, and access to well-maintained communal gardens. Offered with no onward chain, this apartment is perfectly suited to first-time buyers, downsizers, or investors seeking a turnkey property in a desirable location.

|                                  |                                |
|----------------------------------|--------------------------------|
| <b>Living Room/Kitchen/Diner</b> | 24'11" x 15'3" (7.60m x 4.67m) |
| <b>Bedroom 1</b>                 | 13'2" x 10'11" (4.03m x 3.35m) |
| <b>En-suite</b>                  | 4'9" x 6'4" (1.47m x 1.95m)    |
| <b>Bedroom 2</b>                 | 11'4" x 14'6" (3.47m x 4.43m)  |
| <b>Bathroom</b>                  | 8'1" x 6'6" (2.48m x 2.00m)    |

**Leasehold and Fee information**

The property is leasehold, held on a 125-year lease from 2005. The current service charge is approximately £1,460.60 per annum, with a ground rent of £150 per annum. These details should be verified by your solicitor prior to exchange of contracts.

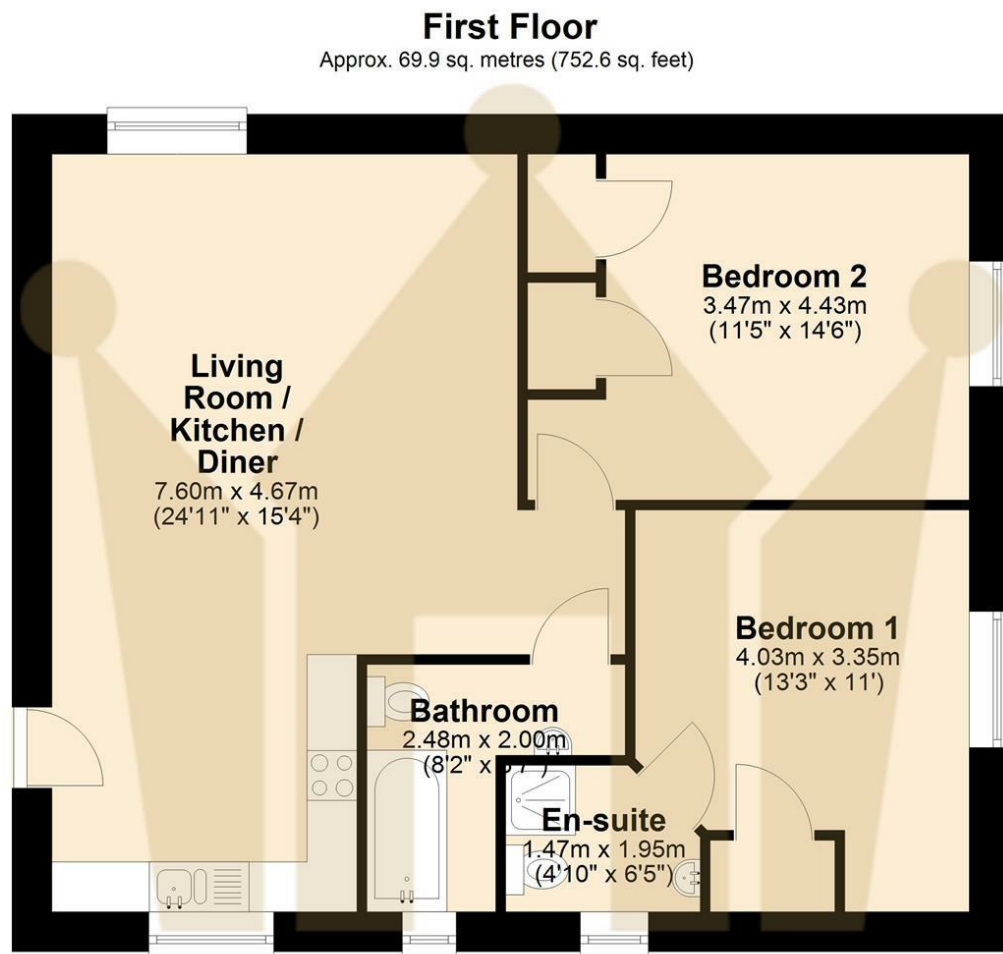




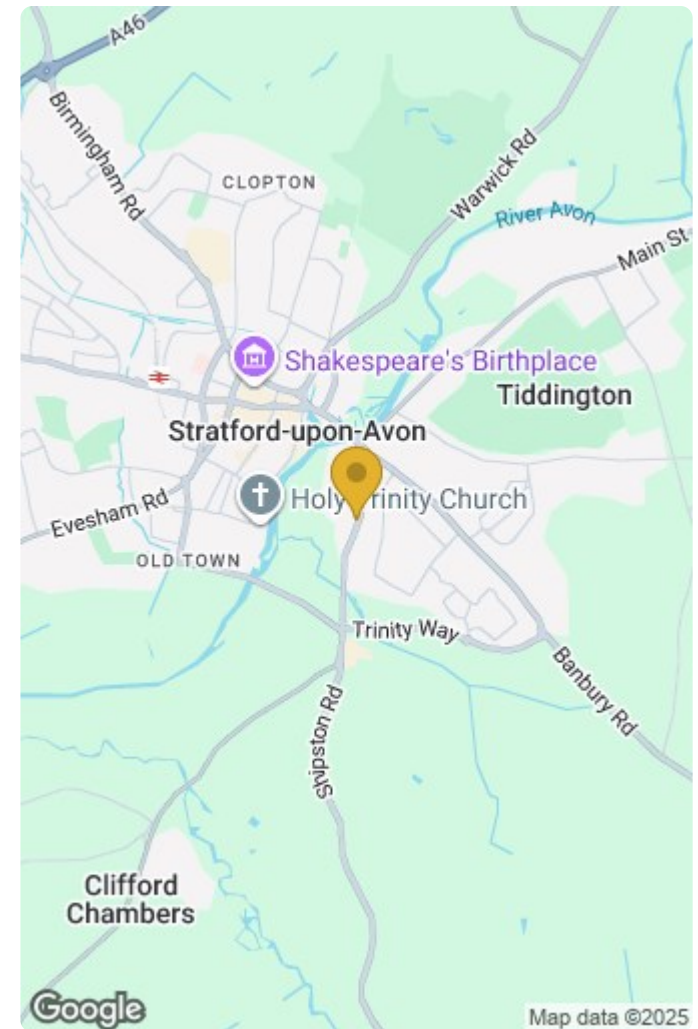








Total area: approx. 69.9 sq. metres (752.6 sq. feet)



| 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 |           |

| 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 |           |