



**High Street, Bidford-On-Avon, B50 4BG**

**Offers over £200,000**



**\*\* STUNNING RIVER VIEWS\*\* \*LIFESTYLE PROPERTY\*** This stunning 2 DOUBLE BEDROOM apartment is offered to the market in utterly impeccable decorative order and benefits from being on the first floor .

Only on internal viewing can you genuinely appreciate the staggeringly beautiful outlook which not only takes in elevated views across the river but furthermore takes in views over uninterrupted Warwickshire countryside. These stunning riverside apartments have never flooded as are raised well up from the river level. This particular apartment is exceptional in it's presentation as the current vendors have presented the property in a show home fashion and offers unrivalled levels of style and luxury throughout. Having been refurbished to an extremely high standard by the current owners, the property now boasts a stunning living room opening to a recently refitted high end kitchen/dining area. There is a large shower room and the bedrooms are both very spacious doubles, the master benefitting from having fitted wardrobes.



### Location

The property is situated in Bidford town centre with access to various shops, pubs and restaurants. Bidford also has a Primary School, Church and regular transport links to surrounding towns and villages. Only five miles from the popular thriving market town of Stratford upon Avon. Offering excellent shopping, social and recreational facilities. Stratford upon Avon is internationally famous both as the birth place and home of William Shakespeare. The historic market town is renowned for its general architecture and fine half-timbered buildings and today is a centre for rural Warwickshire. It offers a choice of shopping, social, educational and recreational amenities in an attractive setting and in addition, allows easy access to many important centres via train services and the road network with access to the M40 connecting to the Midlands conurbation, London and the South.

### Approach

The trend for the this first floor apartment is set when you approach the doorway and step up onto the stone floor to enter the communal entrance through a glazed hard wood door into an entrance lobby with post containers for each individual apartment. This opens up to a lovely carpeted hallway with lots of character and charm. A walk up a flight of stairs takes you to the spacious landing where you'll find the entrance to the apartment.

### Entrance Hall

A spacious entrance hall which is L-shaped with wall mounted radiator, intercom system, ceiling spotlights, doors leading through to the lounge/dining room/kitchen, and doors radiating off to the two double bedrooms and the shower room.

### Lounge / Kitchen / Dining Room

21'1" extending to 9'10" x 14'0" (6.45m extending to 3.02m x 4.27m )

This room, the heart of this home offers a really light and airy living space with views over the picturesque River Avon and rolling countryside beyond in the heart of Bidford on Avon. A recently refitted kitchen features a range of matching floor and wall units. The kitchen is bespoke and features fitted cooker with hob, extractor over, space and plumbing for a washing machine, space for a cooker and fridge/freezer.

### Bedroom One

10'11" x 10'11" (4.32m x 3m max)

This large carpeted double bedroom features fitted mirror fronted wardrobes, with window to side aspect bringing in lots of natural light.

### Bedroom Two

14'2" x 9'3" (4.27m x 3m)

A further carpeted double bedroom with window to the rear elevation.

### Shower Room

A great size with shower cubicle, fitted w.c, wash hand basin, wall tiles and ceiling light.

### Council Tax

Council tax banding C (Stratford-upon-Avon district council)

These stunning riverside apartments have never flooded as are raised well up from the river level.

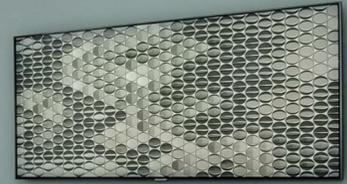
The property boasts being shared freehold and communal managed with only £100 per month being paid for the ground rent, communal area upkeep and building insurance.

This premium apartment within a converted Grade II listed building also offers allocated parking, well maintained communal areas and some great character features throughout the building.

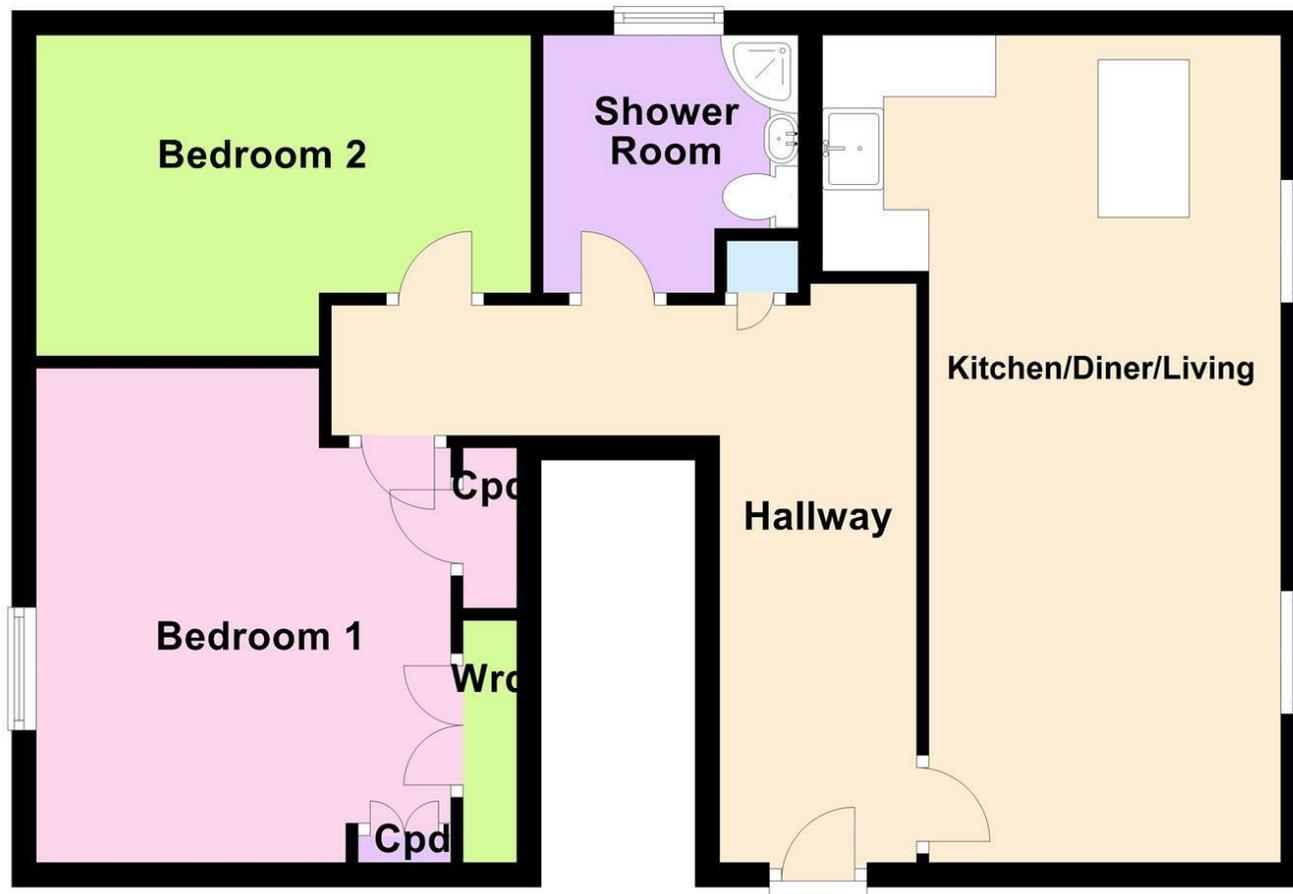
### Viewings 01527 908694

For more information or to arrange your viewing contact us on the number above.





## First Floor Floor



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