

Peter Clarke



23 Wetherby Way, Stratford-upon-Avon, CV37 9LU

£345,000

- A well- proportioned duplex apartment with two parking spaces and its own courtyard garden.
- Stunning views from the second and third floor over the racecourse and towards rolling countryside beyond
- Two double bedrooms both with en-suite bathrooms
- Useful ground floor study area
- Bright open plan kitchen/dining/sitting room
- Ideal lock up and leave or Airbnb style investment
- Close to a range of amenities and leisure pursuits including the Greenway footpath



### ACCOMMODATION

Ground floor entrance/study area with door to rear courtyard and stairs leading to second floor landing. Cloakroom. Open plan kitchen/dining/sitting room with triple aspect windows, two Juliet balconies with direct views over the racecourse and open countryside beyond, large sitting and dining area which opens into the kitchen having a range of matching wall and base units with working surface over, four ring gas hob, integrated oven, fridge freezer, washing machine and dishwasher.

Third floor landing, main bedroom with two windows to rear and views over the racecourse and countryside beyond, fitted triple wardrobe. En suite bathroom with opaque windows to rear and side, panelled bath with shower over, pedestal wash hand basin and wc. Second bedroom with windows to front and side, fitted triple wardrobes, airing cupboard housing pressurised Heatrae Sadia megaflow water tank, and en suite bathroom with opaque window to front, panelled bath with shower over, pedestal wash hand basin, bidet and wc.

Outside to the front is a shared tarmacadamed driveway with two allocated parking spaces. To the rear is a courtyard garden which is landscaped with paving, panelled fence to two sides, low level fence to rear and views over the racecourse.

### GENERAL INFORMATION

**TENURE:** The property is understood to be held under a joint Freehold (shared with the owner of the lower flat) and Leasehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts. The service charge which includes the buildings insurance is approximately £1,000 per annum.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

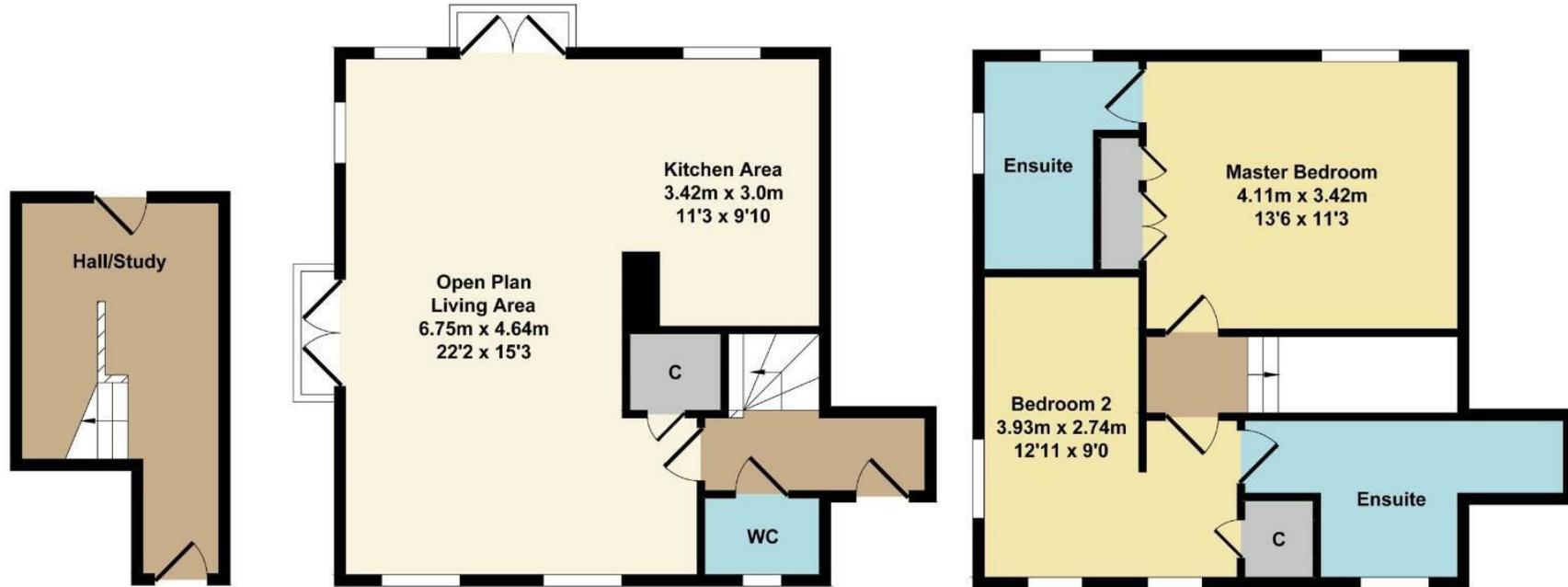
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# WetherbyWay, Stratford upon Avon

## Total Approx. Floor Area 97.20 Sq.M. (1046 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Ground Floor  
Approx. Floor  
Area 10.20 Sq.M.  
(110 Sq.Ft.)

Second Floor  
Approx. Floor  
Area 43.50 Sq.M.  
(468 Sq.Ft.)

Third Floor  
Approx. Floor  
Area 43.50 Sq.M.  
(468 Sq.Ft.)





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