



FOR STARTERS



OFFERS IN EXCESS OF
£725,000

MAIN COURSE

A Stunning, Fully Renovated Riverside Home in Stratford's Exclusive Old Town

This beautifully presented three-bedroom duplex apartment is located in the heart of Stratford-upon-Avon's highly sought-after Old Town. Positioned next to the historic Holy Trinity Church and just a short stroll from the town centre, this property offers a rare opportunity to live in one of the area's most exclusive locations. With its serene riverside setting and proximity to the town's cultural and culinary delights, this home perfectly balances convenience and tranquillity.

Extensively renovated in the last five years, this home was taken back to brick and renewed to a remarkable standard. With new wiring, plumbing, and thoughtful layout enhancements, it feels almost like a brand-new property while retaining its charming riverside setting.

The current owners have also skilfully reimagined the interior layout to maximise space and functionality. The kitchen has been opened up to the dining area, creating a light-filled, sociable hub that's perfect for entertaining. Bathrooms have been redesigned with a modern aesthetic, and the smaller upstairs bedroom has been cleverly reconfigured to make better use of the available space.

A standout feature of this property is the south-east-facing balcony, offering stunning, uninterrupted views of the River Avon. This tranquil outdoor space is ideal for morning coffee or unwinding at the end of



the day, basking in the natural beauty of the surroundings. The property also includes practical additions such as a garage with an electric door, which comfortably fits a small car, and an additional parking space directly in front—an invaluable asset in such a sought-after location.

The property also boasts a lease with 149 years remaining, offering long-term security for its future owners. The service charge, approximately £2,675 per year, ensures the building and surrounding areas are well-maintained. (Disclaimer: Service charge details should be independently verified by your solicitor.)

With its prime riverside location, exceptional renovation, and thoughtful design, this duplex apartment represents a unique opportunity to own a luxurious, low-maintenance home in Stratford's most desirable area. Don't miss the chance to experience this exceptional property—schedule your viewing today!

KEY INGREDIENTS



Tenure
Leasehold



Council Tax
Band - F



EPC
Band - C



South East Facing Rear
Garden



All mains services
connected.



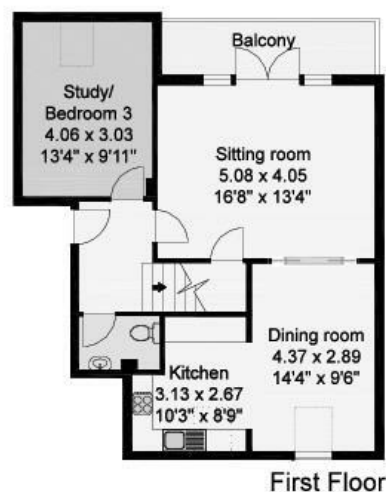
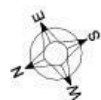
Heating System
Gas Central Heating



Stratford Primary

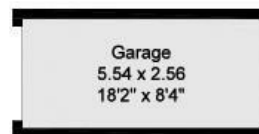
WHY NOT TAKE
A LOOK INSIDE?
GIVE US A CALL
01789 414222



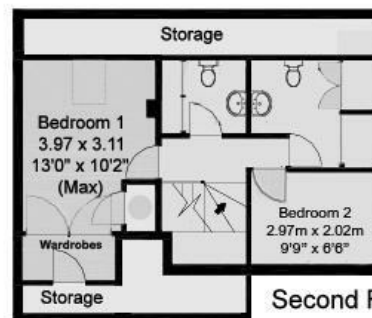


First Floor

Not shown in
actual location /
orientation



Ground Floor



Second Floor



APPROXIMATE GROSS INTERNAL FLOOR AREA:

House: 106 sq m (1,139 sq ft)

Garage & Storage area: 22 sq m (237 sq ft)

Total: 128 sq m (1,376 sq ft)

This plan is a copy of existing drawings and is for guidance only, and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of text of the Particulars.

Avonside
Stratford upon Avon

**FOR MORE INFO AND
TO SEE OUR OTHER
LOVELY PROPERTIES
CHECK OUT OUR WEBSITE**

MOVEWITHEDWARDS.CO.UK

**HAVE YOU GOT
A PROPERTY
TO SELL?
WE'D LOVE TO
HAVE A CHAT
01789 414222**

**DID YOU KNOW WE ALSO
DO MORTGAGES.
FOR FREE ADVICE
SPEAK TO
ONE OF OUR
CONSULTANTS**

