



FOR STARTERS



OFFERS IN EXCESS OF
£725,000

MAIN COURSE

Positioned within the exclusive gated development of Avon Heights, this exceptional two double bedroom ground floor garden apartment offers a superb blend of luxury, contemporary design and convenience, all set within a peaceful location just moments from the heart of Stratford-upon-Avon. Constructed by renowned local developers Castle Homes of Warwick, the development enjoys a secluded setting off Swans Nest Lane, whilst being within easy walking distance of the town's excellent selection of restaurants, bars, boutique shops and the world-famous Royal Shakespeare Theatre.

Beautifully designed throughout, the apartment provides stylish open-plan living with an emphasis on comfort, quality and modern convenience. Accessed via a communal entrance hall with secure video-phone intercom entry, the apartment opens into a spacious inner hallway leading through to an impressive open plan kitchen, living and dining space which is flooded with natural light through full-width sliding doors which open directly onto a beautifully landscaped private terrace garden, creating a seamless indoor-outdoor living experience and an ideal setting for entertaining or relaxing. The contemporary kitchen features sleek handleless units, quartz worktops and a range of premium Bosch integrated appliances including an induction hob and warming drawer, wine cooler, integrated fridge/freezer and dishwasher.

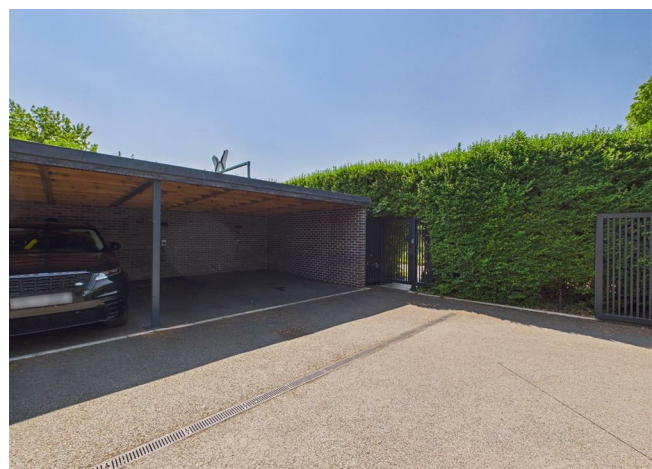
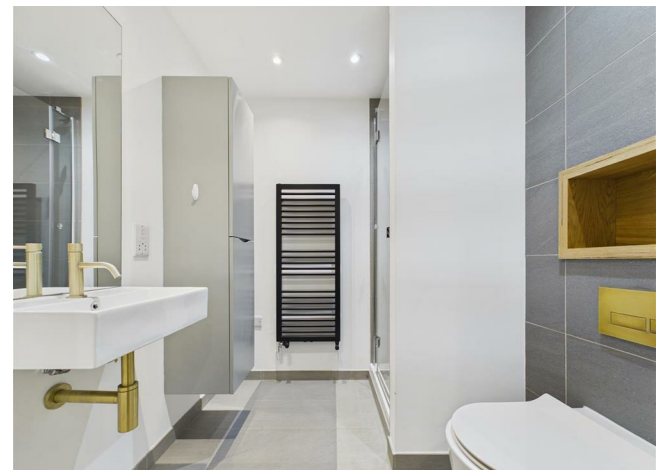
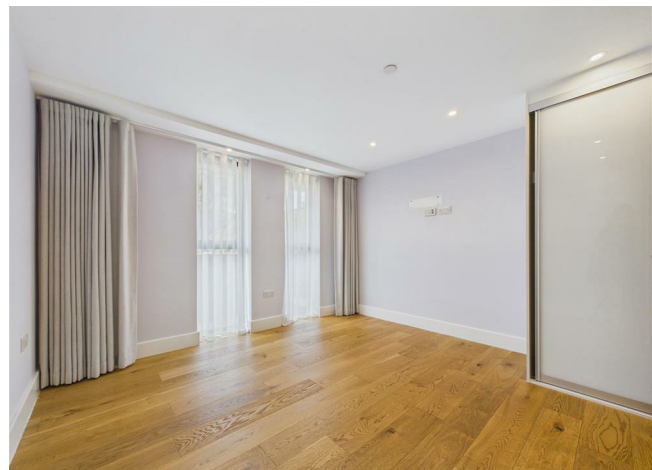
The apartment offers two generously proportioned double bedrooms, both with fitted wardrobes. The main bedroom benefits from a stylish



en suite shower room, whilst the second bedroom has use of a further main shower room. Both are fitted with large walk-in rain showers, contemporary sanitary ware, heated towel rails and elegant ceramic tiling. The property also benefits from underfloor heating throughout with smart connected multi-room thermostatic controls.

Externally, the property benefits from an allocated car barn parking space complete with EV charging point, a communal cycle store and secure remote-controlled electric gated access to the development. The apartment is also covered by the remainder of a 10-year AEDIS build warranty from 2020, providing additional peace of mind.

Offered with a share of freehold and a 999-year lease from July 2020, this outstanding apartment presents a rare opportunity to acquire a high-quality home in one of Stratford-upon-Avon's most desirable developments.



KEY INGREDIENTS



Tenure
Leasehold -
Share of



Council Tax
Band - E



EPC
Band - B



East Facing Rear Garden



Mains Gas, Electric,
Water & Drainage



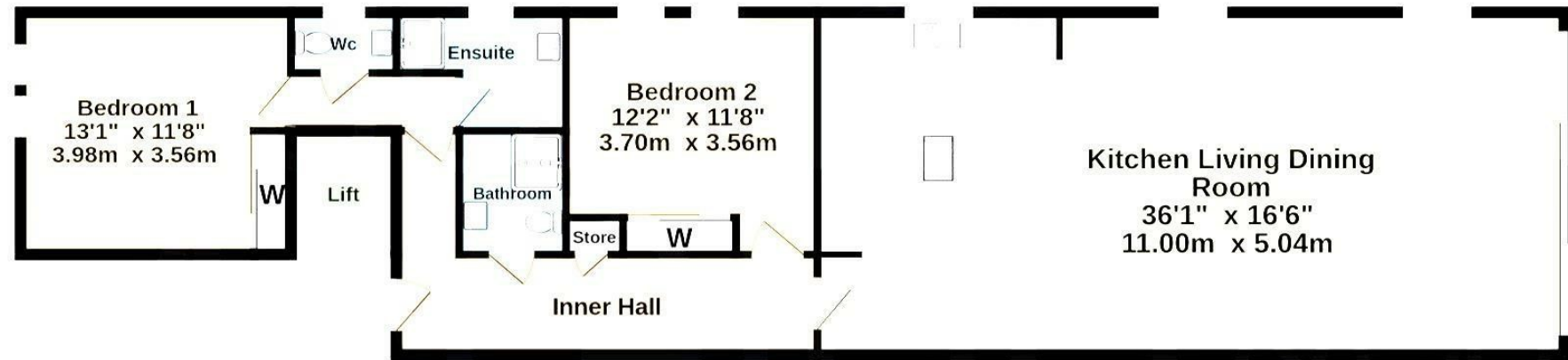
Heating System
Gas Central Heating



Bridgetown Primary
School

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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