



FOR STARTERS



OFFERS IN EXCESS OF
£779,000

MAIN COURSE

Nestled in the heart of historic Stratford upon Avon, Warwickshire, this luxurious 3-bedroom apartment epitomizes modern elegance and bespoke sophistication. Located in a highly desirable area, this property presents a rare find and a unique opportunity to experience the finest in contemporary living within a private, secure gated development of just seven exclusive apartments.

The property is on the second floor and benefits from the convenient use of a lift. Upon entering the apartment you are greeted by the hallway, which really sets the tone for this exquisite abode. To the right, the stylish dining space can be entered through the glass and oak double doors. The bright and airy dining space flows seamlessly into a state-of-the-art kitchen. The kitchen, featuring sleek matt white units, is flooded with natural light and equipped with integrated appliances, including a dishwasher, a 5-ring induction hob, a fridge/freezer, a wine cooler, a double oven, and a warming drawer. The adjacent lounge, located at the front of the apartment, boasts patio doors which open onto a spacious west-facing balcony, perfect for enjoying the sunsets. A media wall enhances the lounge's contemporary feel, while a partial separation from the dining area cleverly conceals a generous storage cupboard.

The apartment's three bedrooms are thoughtfully designed for comfort and luxury. The master suite is a serene retreat, featuring an en-suite bathroom with a double shower and a separate bath, as well as a dressing room. The second bedroom is a spacious double with fitted storage, while the third bedroom, which also offers ample storage, can serve as a single bedroom or a very workable office with space for two workstations. The family bathroom features a double walk-in shower, adding to the apartment's high-end appeal.

Practicality is not overlooked in this exquisite home. The hallway houses two built-in double cupboards, one of which is set up as a utility cupboard. The second is a technology cupboard housing the server rack for Sonos and Wifi. The apartment benefits from underfloor heating throughout, with bathrooms also fitted with heated towel rails. Modern conveniences include a Sonos music system, electronic



blinds and curtains, and remote-activated mood lighting, all contributing to the apartment's luxurious ambiance.

Additional amenities include an allocated parking space with an electric car charger point and a video entry system for enhanced security. There is also a communal seating area at the front of the property to be enjoyed. Situated just a stone's throw from Stratford upon Avon's renowned cultural attractions, boutique shops, and fine dining establishments. Schools are also within easy walking distance. This property offers a unique opportunity to own a piece of luxury in one of Warwickshire's most sought-after locales.

Must be viewed in person to fully appreciate the unique characteristics this property beholds.

Offered with No Onward Chain.



KEY INGREDIENTS



Leasehold with
Share of Freehold



Council Tax
Band - F



EPC
Band - B



West Facing



Mains Services Gas,
Electric & Drainage



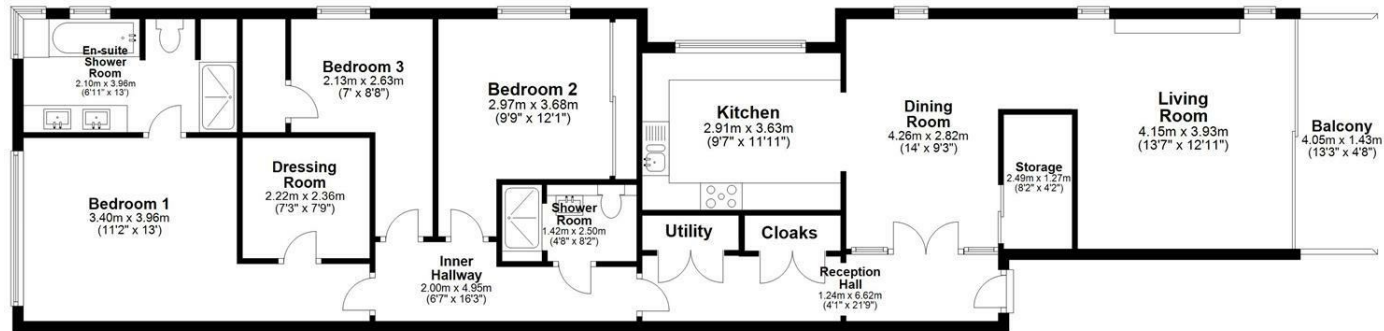
Mains Gas Underfloor
Heating System



Walking Distance to
Riverside & Royal
Shakespeare Theatre

WHY NOT TAKE
A LOOK INSIDE?
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Second Floor Apartment
Approx. 122.3 sq. metres (1316.9 sq. feet)



Total area: approx. 122.3 sq. metres (1316.9 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.
Plan produced using PlanUp.

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