



**Warwick Mews Warwick Road, Stratford-Upon-Avon**  
CV37 6EZ

In Excess of **£290,000**



An ideally, centrally located, luxurious, first floor apartment which offers generous proportioned accommodation throughout, has two double bedrooms, two bathrooms, two allocated parking spaces with five visitor's spaces. It is set within a secure gated courtyard development within walking distance to Stratford-upon-Avon's Town Centre, Bancroft Gardens and the RSC Theatre. For those who love to be active there is The Welcombe Hotel, Spa and Golf Course just down the road and an Everyone's Active Gym on the doorstep. This property is ready to move straight into!

Approached via secure gated, private parking area across to communal entrance door opening into the communal hallway having either a lift or staircase rising to the floors above. This apartment is located on the first floor with private entrance door opening into reception hallway. There is a video entry phone system operated for the electric gates and communal front entrance door, there is a built-in airing cupboard and cupboards offering valuable storage, and doors lead off to all rooms.

This apartment has one of the better layouts, showcasing a wonderfully bright and spacious living dining room. Light cascades through the triple glazed windows and French doors and a fireplace creates a focal point to the room. The perfect layout for those who love to entertain or to enjoy being together with your loved one or friends and family when they visit. The living area has ample space for the largest of sofas. The dining area has enough space for any sized dining table and here would be a great spot to also work from.





Next to here is the kitchen, being fitted with modern units and complementary worksurfaces over with under unit lighting and lighting within a glass fronted unit. The appliances are integrated giving that seamless feel. This kitchen has a layout that is perfect for having everything easily to hand and there is space to accommodate a slimline breakfast table and two chairs against the wall.

This charming accommodation also comprises two double bedrooms, both with built in double wardrobes aiding in keeping the bedrooms decluttered, with the master bedroom benefiting from an en-suite shower room, along with a further family bathroom.

The apartment benefits with having triple glazing throughout.

Outside; the development is secure with electronic gates which gives access to secure car parking, there are two allocated parking spaces with this apartment and there are five visitors parking spaces. There is also a bin storage for residents.

Warwick Mews is an exclusive courtyard development with a mix of luxury apartments and town houses. We believe that the property is for sale with a Share of the Freehold, with the lease having 974 years remaining and the total service charge for 2024 is currently £2,582.50 per annum, paid bi-annually. It is advised that this should all be clarified by your chosen Solicitor prior to exchange of contracts.

To summarise this is a fantastic apartment that offers all that you would need both internally and externally, together with being centrally located, it will be a hard one to better!

Do not let this gem pass you by, book your viewing today!





Council Tax band: E

Tenure: Share of Freehold

EPC Rating: C

- First Floor Executive Apartment
- Two Double Bedrooms
- Open Plan Living Dining Room
- Bathroom & En-suite to Master
- Two Allocated Parking Spaces & Five Visitors Spaces
- Secure Gated Development
- Walking Distance to Town Centre, Gymnasium & RSC Theatre

## Mid Floor Apartment

Approx. 69.5 sq. metres (747.7 sq. feet)



Total area: approx. 69.5 sq. metres (747.7 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.



# Natalie Christopher Estate Agents

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