



Payton Court, Payton Street

Stratford-Upon-Avon, CV37 6UA

In Excess of **£190,000**



Payton Court

Payton Street, Stratford-Upon-Avon

Attention first time buyers, professionals, retirees and investors! Here is a great property to either get your foot on to the property ladder or to add to your B2L portfolio. This two bedroom, two bathroom, ground floor apartment is centrally located yet shielded from the noise of the town, being close to a multitude of amenities and all that Stratford-upon-Avon Town Centre has to offer. The current owner has recently undertaken some updating, giving scope for further touches for those who wish to inject their personality and style. Another positive is that the property is being sold with no onward chain and is Share of Freehold; so residents have full ownership.

The property is accessed via a pedestrian passageway, between this and a neighbouring property, leading up to a secure gate which opens into the communal paved garden. This property has two private entrance doors. Taking the front entrance door on the left, guests are greeted in the hallway. There is a cupboard providing valuable storage. The door off to the right enters the living dining room.



The living dining room offers a great place to entertain or to enjoy a cosy night in enjoying your favourite box set. Exposed ceiling beams gives a reminder of the age of the property and adds character to the room. A door leads off to the right into the kitchen breakfast area.

The kitchen has enjoyed a facelift with having new cupboard doors fitted and although compact and bijoux, everything is readily at your finger tips. There is space and plumbing for a washing machine and the wall mounted gas central heating combi boiler is neatly hidden out of sight. There is a breakfast bar located by the second front door, offering the perfect spot to catch up with a friend over a brew or provides an office space to work from.

A further door takes you to the second bedroom which boasts having it's own shower en-suite fully fitted with shower cubicle, wash hand basin and W/C.

Heading back to the entrance hallway leading off to the left there is a shower room fully fitted with shower cubicle, wash hand basin and W/C.

Carrying on there are a few steps that rise to the master bedroom. A lovely bright room with ample space for a large bed and accompanying furniture. This room is the only room that fronts on to Payton Street. A staircase descends to the basement, which offers a flexible additional space; it was formerly the kitchen and could be utilised as a gaming room, cinema room, office or could be fitted out to be an amazing walk-in wardrobe.





The communal garden is a generous size and is paved and can be enjoyed by all residents. As this apartment benefits with having two entrance doors the current owners have a dining table and chairs to enjoy al-fresco dining during the summer months. There is a storage area for bins.

The property is being sold with no onward chain giving buyers a certain amount of peace of mind.

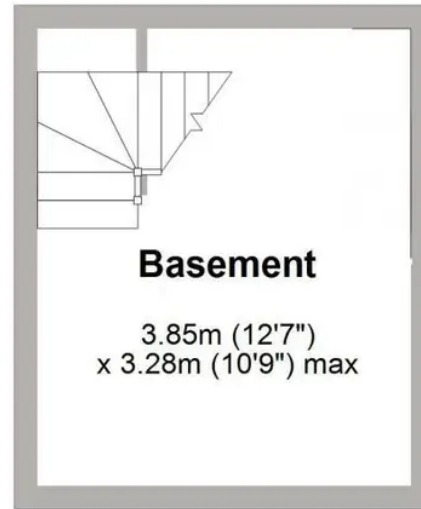
Council Tax band: C

Tenure: Share of Freehold

- Ground Floor Apartment
- Living Dining Room
- Two Bedrooms
- Two Bathrooms
- Communal Paved Garden
- Quiet Central Location
- Grade II Listed
- No Chain

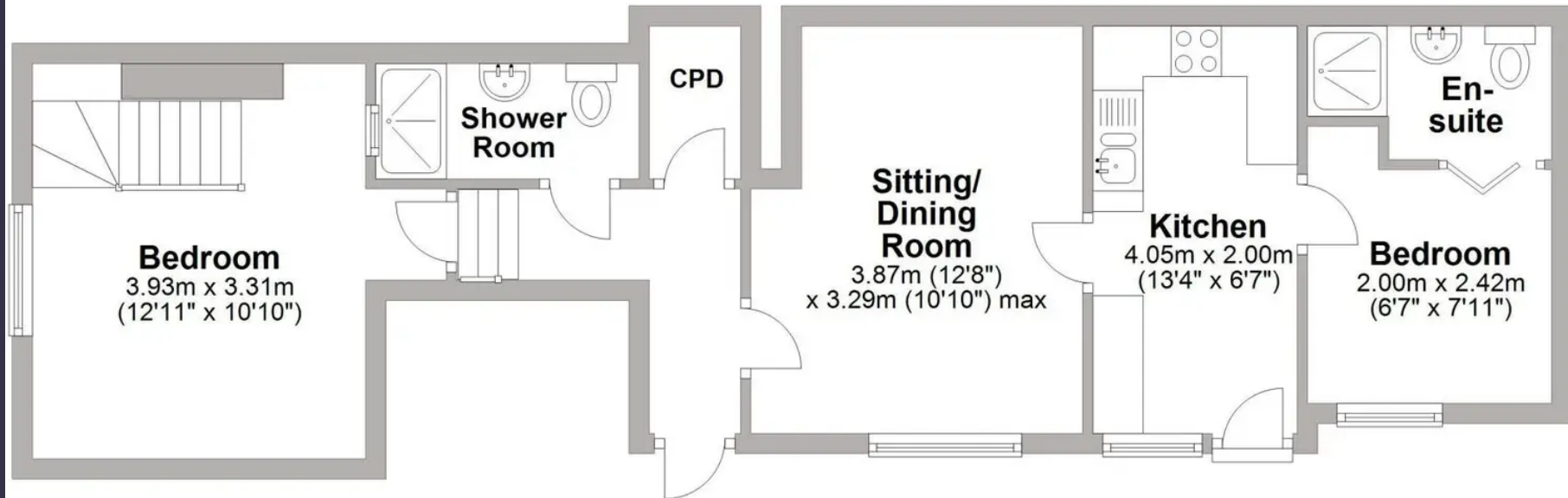
Lower Ground Floor

Approx. 12.6 sq. metres (135.6 sq. feet)



Ground Floor

Approx. 53.7 sq. metres (578.0 sq. feet)



Total area: approx. 66.3 sq. metres (713.6 sq. feet)





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