

**4 Wellington Avenue
Stratford-Upon-Avon, CV37 8WB**

£175,000

**** TWO Bedrooms ** GROUND FLOOR ** LONG LEASE - 989 years remaining and NO SERVICE CHARGES ** Presented to a High Standard Throughout ** Two-bedroom ground floor apartment offering spacious, practical and light-filled accommodation throughout, ready to move straight into. The property features a generous 15ft+ living room, separate fitted kitchen and two versatile bedrooms, all arranged off a central hallway with useful storage. Further benefits include two allocated parking spaces and an exceptionally attractive lease with approximately 989 years remaining and no service charge, making this a superb low-maintenance home.**

This well-presented two-bedroom ground floor apartment offers spacious and practical accommodation. Presented to a high standard throughout, the property is ready to move straight into.

The apartment is entered via a central hallway which provides access to all principal rooms along with useful built-in storage. The generously proportioned living room measures over 15ft in length, offering an inviting space for both relaxing and dining, with large windows allowing plenty of natural light to flow through the room.

The separate kitchen is well laid out with a range of fitted units, ample work surface space and room for appliances, creating a practical and functional environment for everyday living.

There are two bedrooms, including a spacious principal bedroom with ample room for freestanding furniture, while the second bedroom provides flexibility for guests, home working or additional living space. The bathroom is centrally positioned and fitted with a bath with shower over, wash hand basin and WC.

Externally, the property benefits from two allocated parking spaces, adding further convenience and practicality.

The leasehold arrangements are particularly attractive, with approximately 989 years remaining on the lease and no service charge payable, helping to keep ongoing ownership costs low.

Hall

Living Room

15'5" x 11'4" (4.71m x 3.47m)

Kitchen

7'9" x 10'7" (2.38m x 3.25m)

Bedroom 1

14'11" x 11'3" (4.57m x 3.45m)

Bedroom 2

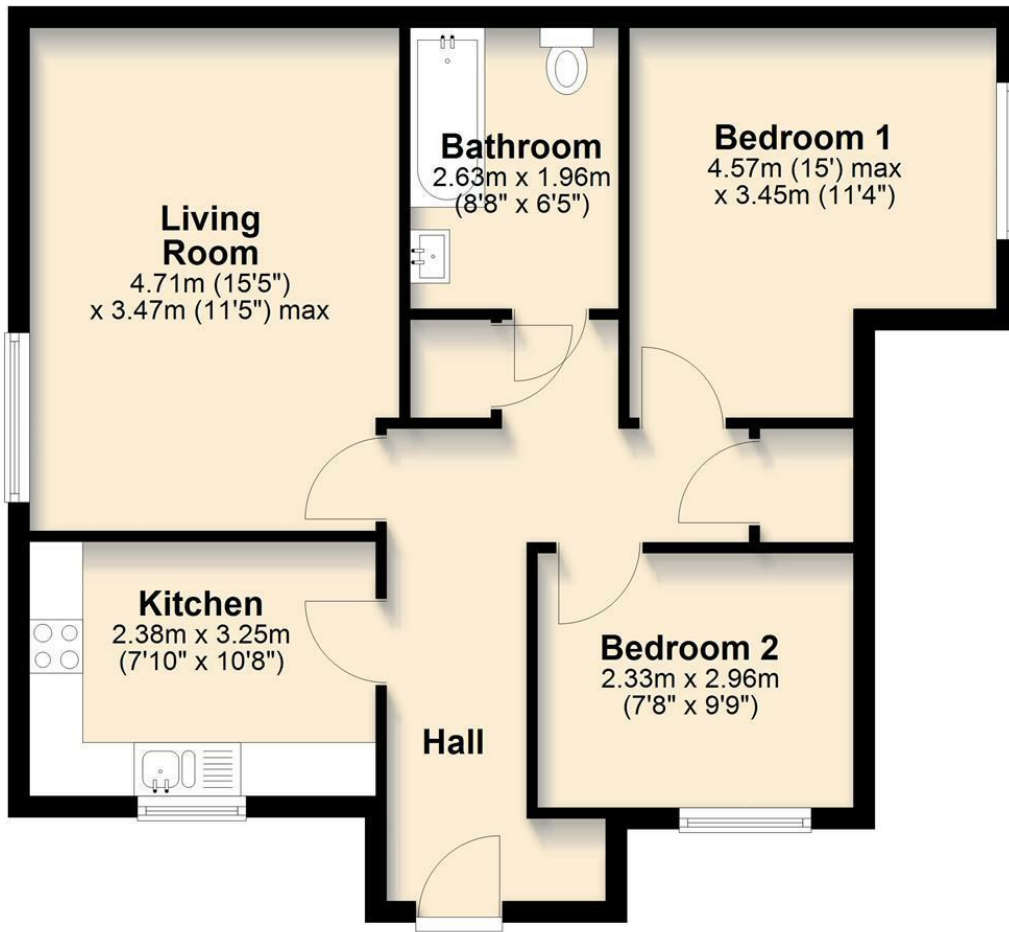
7'7" x 9'8" (2.33m x 2.96m)

Bathroom

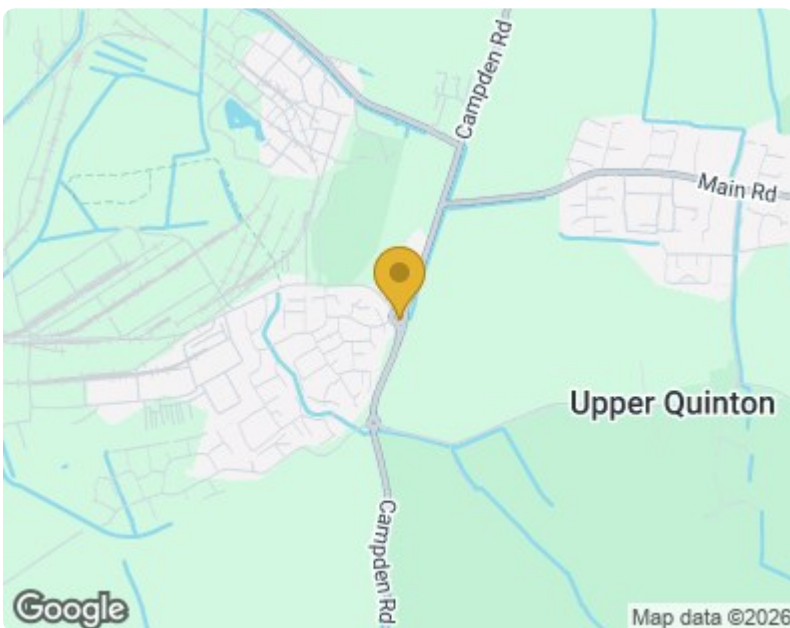
8'7" x 6'5" (2.63m x 1.96m)

Ground Floor

Approx. 62.0 sq. metres (667.3 sq. feet)



Total area: approx. 62.0 sq. metres (667.3 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |