KING
HOMES

24 Avonbank Paddocks Southern Lane
Stratford-Upon-Avon, CV37 6BH

Offers over £300,000

** A Superb First-Floor Apartment in the Prestigious Avonbank Paddocks ** Town Centre Location and Riverside Landscaped Gardens ** Two Double Bedrooms ** Garage ** Lease has been extended in 2018 at cost of £28,000 plus legal fees** 153 years remain on lease ** Situated within the exclusive Avonbank Paddocks gated development on Southern Lane, this well-presented apartment offers two double bedrooms, a spacious lounge/diner with high ceilings and a feature fireplace, a well-planned kitchen, and a peaceful outlook over beautifully maintained communal gardens. With just 30 homes in the development, manicured grounds including an orchard, a garage with parking, and the town centre, The Other Place Theatre, and the River Avon all close by, this property provides a rare combination of tranquillity, convenience, and secure, low-maintenance living in the heart of Stratford-upon-Avon.

Positioned within the prestigious Avonbank Paddocks town-centre gated development on Southern Lane, adjacent to The Other Place Theatre and close to the River Avon, this stylish apartment offers a peaceful yet central setting. The development comprises just 30 properties and features beautifully manicured communal gardens, including an orchard, providing a tranquil backdrop for everyday living.

Inside, the apartment features two double bedrooms and a spacious lounge/dining area that forms the heart of the home. The lounge/diner is bright and inviting, with high ceilings and a feature fireplace adding character and warmth, making it perfect for relaxing or entertaining. The kitchen is thoughtfully designed with practical workspace and ample storage, seamlessly connected to the main living area.

Both bedrooms are generously proportioned, providing flexible accommodation, while the main bathroom and separate WC add practical convenience.

Overlooking the communal gardens, the apartment enjoys a peaceful and scenic outlook. A garage with parking completes this appealing package, offering both convenience and security.

With its well-considered layout, ample storage, and low-maintenance lifestyle within a secure and highly desirable setting, this home is an excellent choice for first-time buyers, downsizers, or anyone seeking a comfortable and stylish property in the heart of Stratford-upon-Avon.

Hall

Lounge/Diner
13'4" x 16'9" (4.07m x 5.11m)

Kitchen
9'8" x 7'10" (2.96m x 2.40m)

W.C

Bedroom 1
11'5" x 9'10" (3.48m x 3.00m)

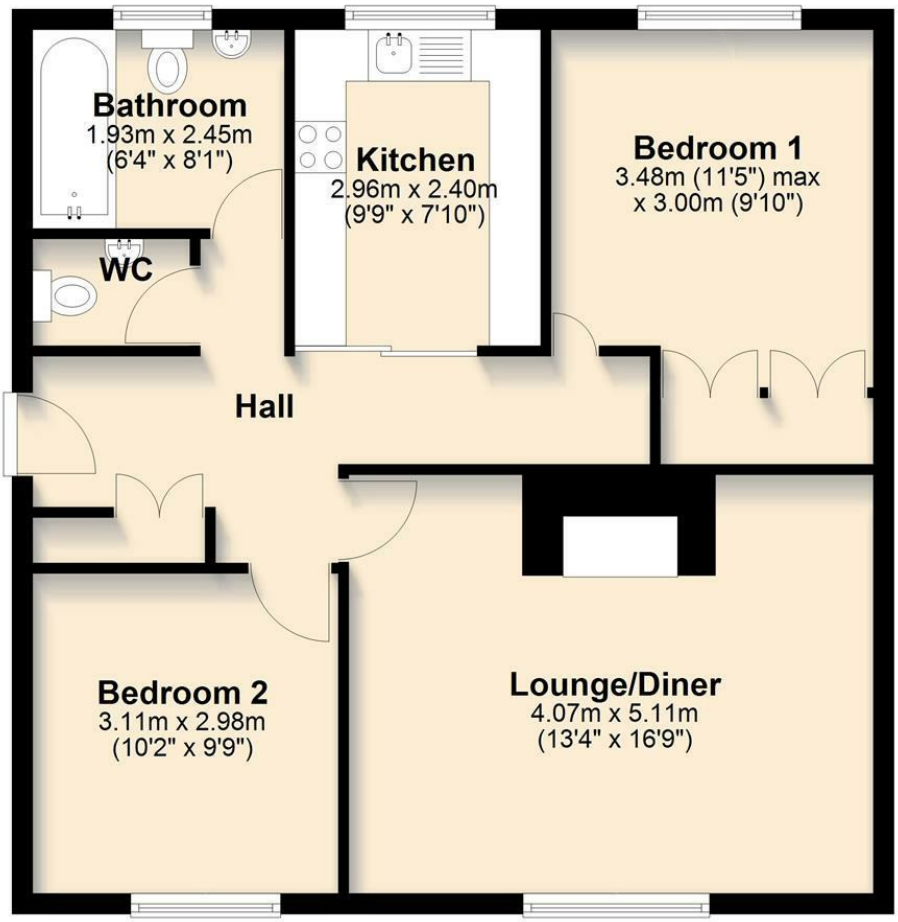
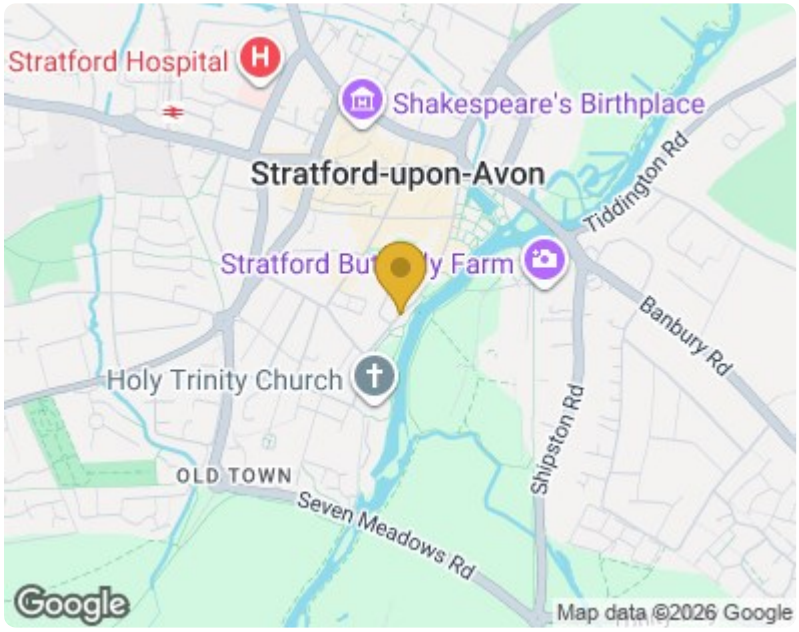
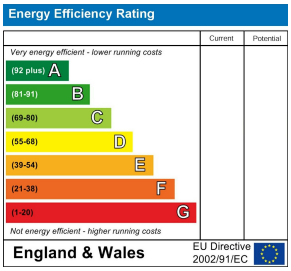
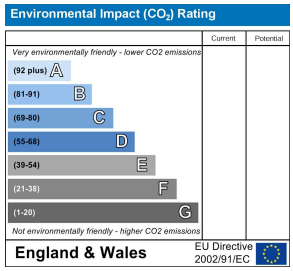
Bedroom 2
10'2" x 9'9" (3.11m x 2.98m)

Bathroom
6'3" x 8'0" (1.93m x 2.45m)

Garage

Ground Floor

Approx. 67.9 sq. metres (730.9 sq. feet)



Total area: approx. 67.9 sq. metres (730.9 sq. feet)