



Flat 1, 1 Welcombe Road, Stratford-Upon-Avon

Stratford-Upon-Avon

£325,000



# Flat 1

1 Welcombe Road, Stratford-Upon-Avon

An exceptional ground floor apartment in central location, featuring 2/3 bedrooms, original features, spacious living area, patio garden, private entrance, off-street parking, and share of freehold with a 950-year lease. Ideal for hassle-free living near amenities.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Large Ground Floor Apartment
- Two / Three Bedrooms
- Two Bathrooms
- Large Living Room with Bay Frontage
- Kitchen with Separate Utility
- Conservatory & Office
- Courtyard Garden to Rear
- Two Off Street Parking Spaces
- No Chain
- Prominent Road in Central Location















#### **GARDEN**

A brick paved, side and rear patio / garden.

#### **OFF STREET**

2 Parking Spaces

Parking for two vehicles.

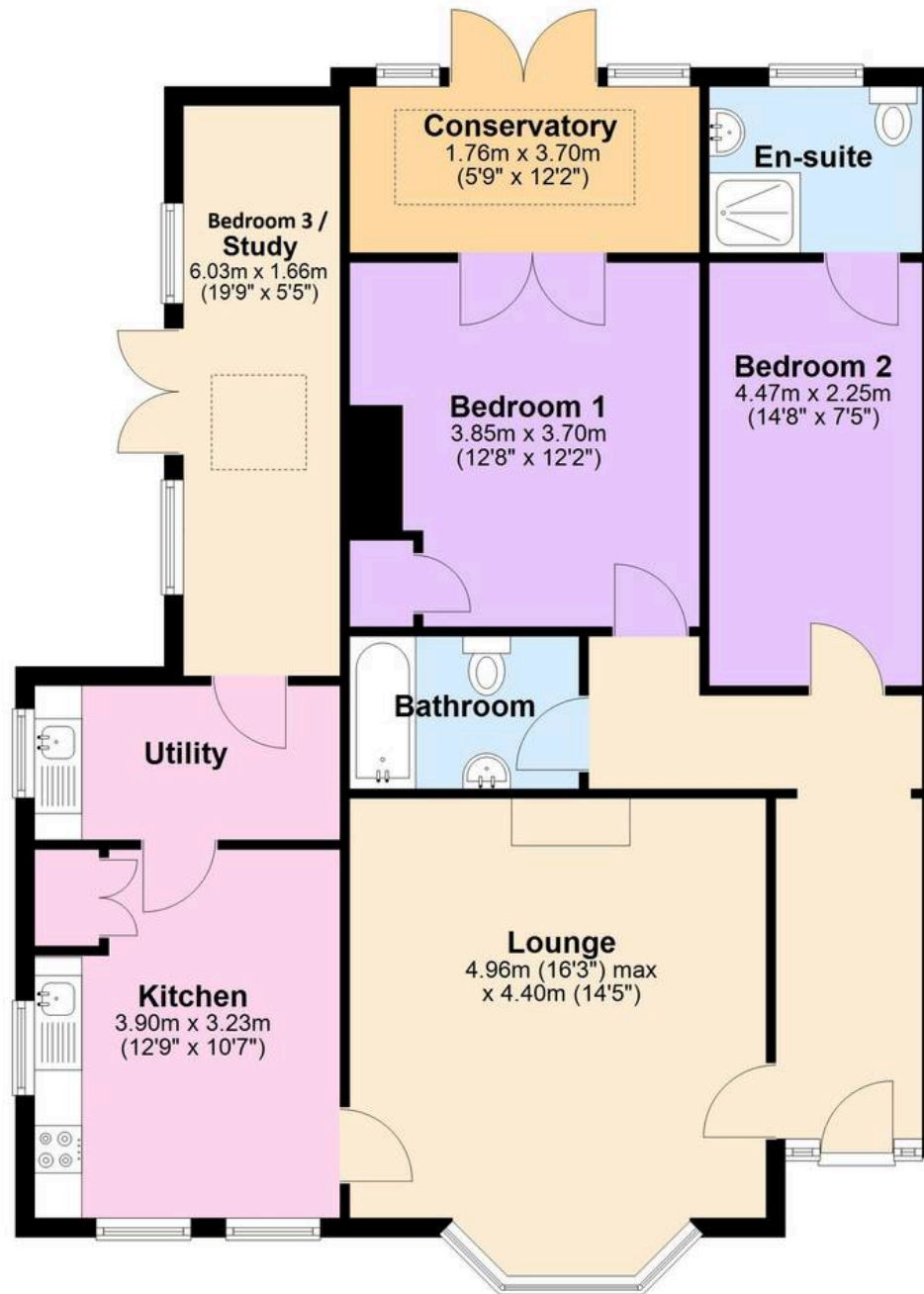






## Ground Floor

Approx. 100.9 sq. metres (1086.3 sq. feet)



Total area: approx. 100.9 sq. metres (1086.3 sq. feet)



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# NIKKI HOMES

PROPERTY CONSULTANTS